

## 5.6.1 DOMESTIC WATER

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### INTRODUCTION

The following section discusses domestic water and fire flow conveyance and supply to the Media District planning area and the NBC site. Information for this section was taken from the NBC Master Plan EIR Technical Document (Psomas and Associates, October 1996). Also included in this section is information from the City of Burbank Water Facility Master Plan for the Media District (December, 1995).

### ENVIRONMENTAL SETTING

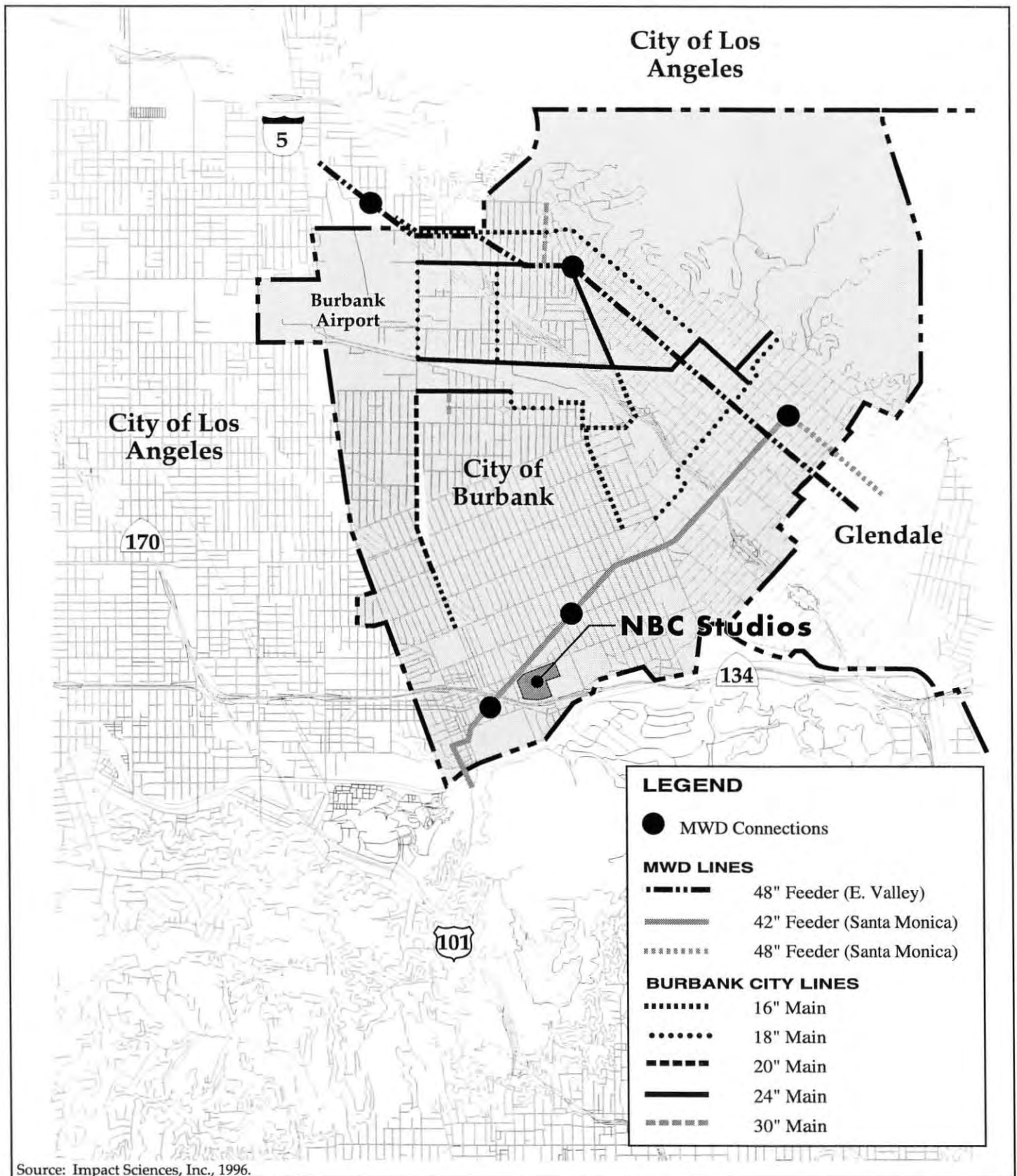
#### Domestic Water

The City of Burbank's Public Services Department (PSD) provides potable water and fire protection water to the City of Burbank. The Burbank water distribution system consists of three major pressure zones and several smaller zones. The NBC studio project site is located within Pressure Zone #1. The City of Burbank's water system is shown on Figure 41.

The City's water distribution system generally consists of a network of 6 and 10-inch diameter water distribution lines running north and south and 12-inch and larger diameter feeder lines. There are 30 reservoirs in the City with a total storage capacity of 52.6 million gallons.

The primary supplier of water to the City of Burbank has been the Metropolitan Water District of Southern California (MWD). A 42-inch MWD feeder line is located under Olive Avenue. There is no potential for direct service to the project site from this line.

In addition to the MWD water supply, the City of Burbank also has ten groundwater wells located inside the City. Currently, only two of these wells are operational. The water from these wells is processed through a recently constructed granular activated carbon plant which removes industrial pollutants.



## 5.6 PUBLIC SERVICES/UTILITIES

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### INTRODUCTION

The following subsections provide an analysis of potential impacts to the public utilities and services which are anticipated to be required to serve the proposed project sites. These uses include: (1) domestic water, (2) wastewater, (3) drainage, (4) electrical service, (5) natural gas, and (6) schools. Each of these topics is analyzed in an individual subsection on the following pages.

The NBC Master Plan EIR Technical Document (Psomas and Associates, October 1996) was used for the analysis in this section of the DEIR.

This treated well water provides approximately 10 -12 percent of the City's water supply.<sup>1</sup>

The Groundwater Recovery Project, under the auspices of the EPA Superfund Program, began production of treated local groundwater in January 1996. It produces about 60% of the City's water supply.

There also is an existing 51-inch diameter Los Angeles Department of Water and Power water transmission line which traverses the northeasterly portion of the NBC studio property. There is no potential for direct service from this line.

The City of Burbank supplies domestic water to the NBC Burbank Facility via a network of 4 to 12-inch diameter water lines under California Street, Olive Avenue, Alameda Avenue, Bob Hope Drive, Parkside Avenue and Warner Boulevard as shown on Figure 42. Current domestic water demand at the NBC studio property is estimated to be 373 gallons per minute (gpm).

## Fire Flow

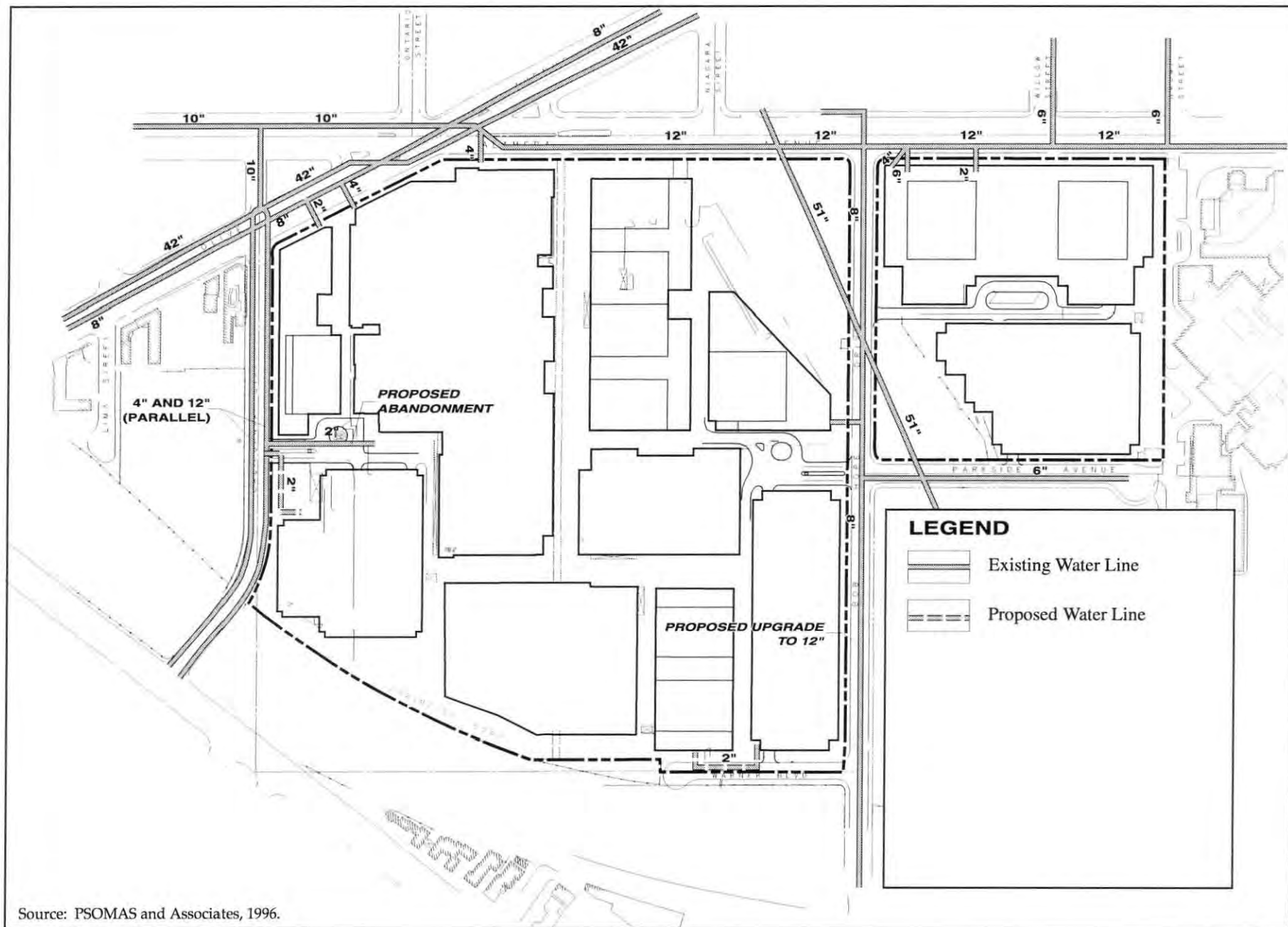
Requirements for fire flow water supply are set by the City of Burbank's Fire Department and are based on the Insurance Services Office (ISO) Guide for Determination of Required Fire Flow. Current fire water demand at the NBC studio property is 4,250 gpm for coverage of major structures on major streets, with the assumption that only one building on the same side of the street will be on fire at a time. Typically, required flows for fire hydrants are 5,350 gpm and the required flows for sprinkler systems are 550 gpm. Fire flow includes the public and private fire system requirements for a single point of application from three adjacent fire hydrants.

Fire flow water distribution for the NBC studio property is supplied via the same network of 4 to 12-inch diameter

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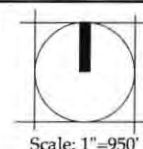
<sup>1</sup>Water Facility Master Plan for Media District Specific Plan, 1995.





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## EXISTING AND PROPOSED DOMESTIC WATER SYSTEM



FIGURE

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domestic water pipelines in the public streets as shown on Figure 42, Existing and Proposed Domestic Water System. A separate on-site existing fire line system currently serves fire hydrants, some buildings and stage structures with sprinkler systems. The existing fire flow rate of 4,250 gpm is provided through a 10-inch fire flow water meter service located on Alameda Street and an 8-inch flow fire water meter service on Bob Hope Drive. The existing fire flow rate for the Catalina Parcel of 1,625 gpm is provided through an 8-inch fire flow water meter service located on Bob Hope Drive, as depicted on Figure 43, Existing and Proposed Fire Water Flow.

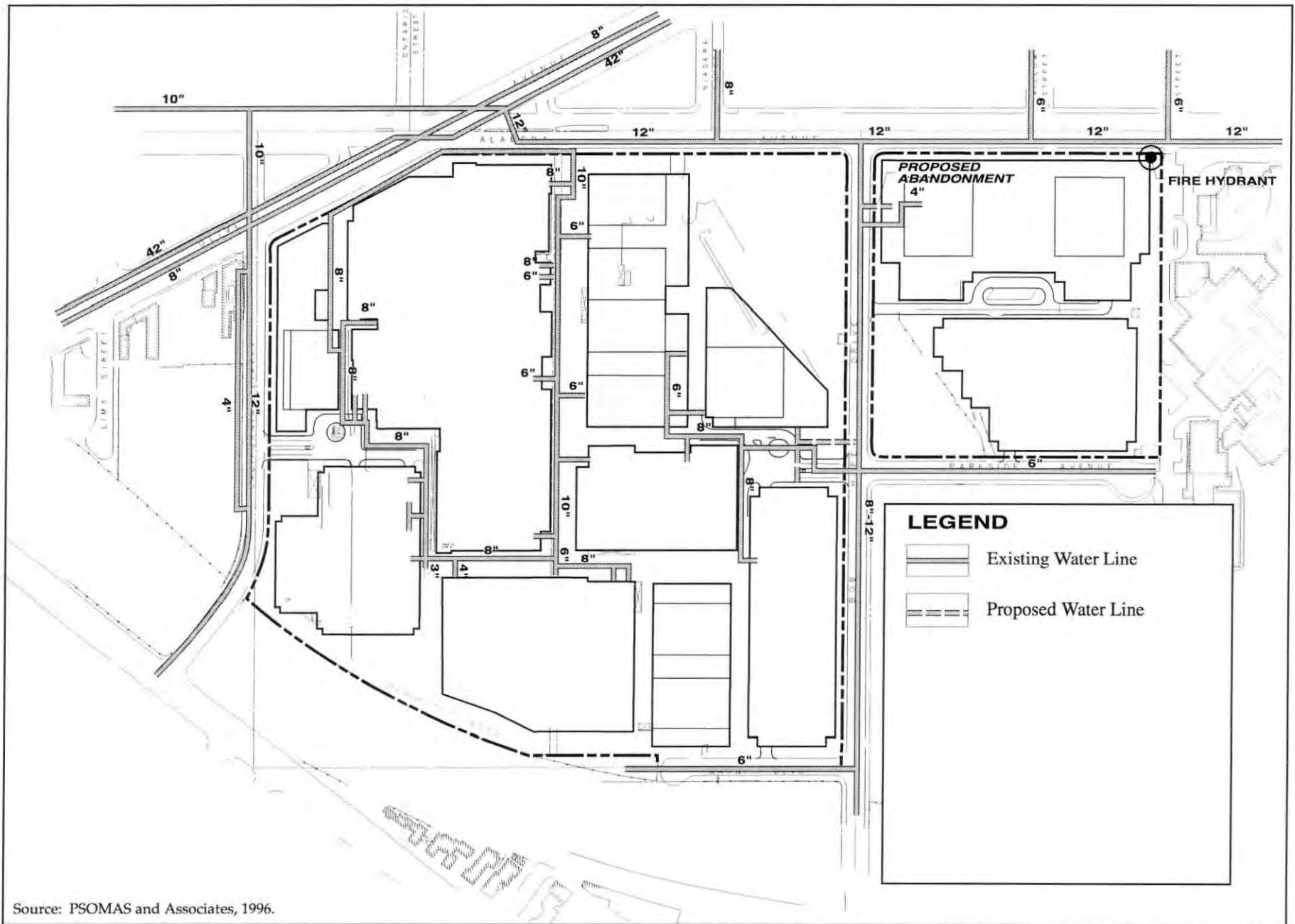
### **City of Burbank Water Facility Master Plan for the Media District**

The Media District Water Facility Master Plan (December 1995), was developed by the PSD's Water Engineering and Planning Section in response to buildout of the Media District Specific Plan. The plan includes information regarding the source and supply of existing water for the City, the distribution system, necessary upgrades, cost data, and financial impacts. Also discussed within the plan are water conservation options and the potential for the use of reclaimed water.

### **Reclaimed Water**

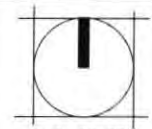
The City of Burbank owns and operates the Burbank Water Reclamation Plant (BWRP), which reclaims over 5,000 acre-feet of municipal wastewater annually. Currently, the reclaimed water is being used for landscape irrigation and for PSD's Power Plant cooling towers. The City of Burbank PSD is the purveyor of the reclaimed water. A three-phase expansion of its distribution system for reclaimed water has been proposed by the PSD.

The City of Burbank Media District Water Facility Master Plan requires that any development with more than one acre of landscaped area or over one million gallons of annual non-



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## EXISTING AND PROPOSED FIRE WATER FLOW



Scale: 1"=950'

FIGURE

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potable use that could be sustained with reclaimed water shall be designed for the eventual use of reclaimed water. The NBC studio property is a candidate for the use of reclaimed water under these guidelines.

## PROJECT IMPACTS

### Significance Threshold

#### Criteria

The MDSP includes a goal which pertains to providing public services to the project area:

- Ensure that infrastructure and public service improvements are provided to accommodate the needs of all existing and future development and that improvements required as a result of new development are funded primarily by that development.

The proposed NBC Master Plan would be considered to result in a significant impact if this goal is not met.

#### Domestic Water

Implementation of the NBC Master Plan development will create water flow demands that exceed the capacity of some of the existing onsite water meters. Table 33 shows existing and proposed demands for water as well as necessary alterations to existing water meters to accommodate the additional flows. The implementation of these improvements are planned to be phased in according to the overall phasing of the NBC Master Plan.

Water pressures in the project area are high, ranging from 140 psi to 160 psi. Pressure regulators will be required on all water services, in accordance with Title 22 of the California Administration Code. According to the Code, pressure regulators are required whenever the water system exceeds 80 psi. The Building Department of the City of Burbank requires a pressure regulator to be incorporated within private plumbing in these cases. In addition, double-check valves will be required on new service connections.

**Table 33  
NBC Studios Water Study**

Street Name	Public Water Main Size	Existing Domestic Water Demand	Existing Fire Water Demand	Total Existing Water Demand	Ultimate Domestic Water Demand	Ultimate Fire Water Demand	Total Ultimate Water Demand	Increase/Decrease in Domestic Water Demand	Total Increase/Decrease in Water Demand	Increase/Decrease in Fire Water Demand	Comments
California Street	4 in.	8.7 gpm	0.0 gpm	8.7 gpm	265.8 gpm	0.0 gpm	265.8 gpm	257.1 gpm	0.0 gpm	257.1 gpm	(1) 2-in. domestic meter to be abandoned, (1) new 3-in. domestic meter to be installed.
Olive Avenue	8 in.	85.1 gpm	0.0 gpm	85.1 gpm	85.1 gpm	0.0 gpm	85.1 gpm	0.0 gpm	0.0 gpm	0.0 gpm	
Alameda Avenue	12 in.	164.4 gpm	2,625.0 gpm	2,789.4 gpm	645.3 gpm	3,000.0 gpm	3,645.3 gpm	480.9 gpm	375.0 gpm	855.9 gpm	(1) 2-in. domestic meter to be abandoned, (1) new 6-in. domestic meter to be installed.
Bob Hope Drive	8 in.	15.2 gpm	1,625.0 gpm	1,640.2 gpm	206.4 gpm	3,000.0 gpm	3,206.4 gpm	191.2 gpm	1,375.0 gpm	1,566.2 gpm	(1) 2-in. domestic meter to be abandoned, (1) 6-in. fire meter to be abandoned, (1) 8-in. fire meter to be abandoned, (1) new 3-in. domestic meter to be installed, (2) new 10-in. fire meters to be installed.
Warner Boulevard	6 in.	99.8 gpm	0.0 gpm	99.8 gpm	137.8 gpm	0.0 gpm	137.8 gpm	38.0 gpm	0.0 gpm	38.0 gpm	
Parkside Avenue	6 in.	0.0 gpm	0.0 gpm	0.0 gpm	55.9 gpm	0.0 gpm	55.9 gpm	55.9 gpm	0.0 gpm	55.9 gpm	(1) new 2-in. domestic meter to be installed.
Total:		373.2 gpm	4,250 gpm	4,623.2 gpm	1396.3 gpm	6,000 gpm	7,396.3 gpm	1,023.1 gpm	1,750 gpm	2,773.1 gpm	

- Existing domestic demand for Administration Building split evenly between 4 in. domestic meter #WG-25104 on Alameda Avenue and 2 in. domestic meter #18319 on Warner Boulevard
- Existing domestic demand for Catalina I Building split evenly between 2-in. domestic meter #WG-24644 on Bob Hope Drive and 2-in. domestic meter #18319 on Warner Boulevard.
- Existing domestic demand for Catalina II Building split evenly between 2-in. domestic meter #4648 on Alameda Avenue on 2-in. domestic meter #18319 on Warner Boulevard.
- Existing domestic demand for Catalina Trailers (1-4) split evenly between 2-in. domestic meter #WG-24644 on Bob Hope Drive and 2-in. domestic meter #18319 on Warner Boulevard.
- All existing and proposed buildings assumed to be Type I-F.R. building construction in order to determine the required fire flows from Table A-III-A-1 of the Uniform Code.
- Existing and ultimate fire demands for the 8-in. Bob Hope Drive main assumes only greater of the two potential fire demands supplied by the two fire meters connected to that main, i.e. it is assumed that one building is on fire at a time and the fire meter supplying the greatest fire demand equals the total fire demand for the 8-in. main.

## Fire Flows

The existing on-site fire flow water system is adequate to serve the NBC Master Plan development, with the addition of some new fire flow water meter services to serve proposed construction.

There are adequate water resources to serve both domestic and fire flow water needs for the NBC Master Plan site. Based on the calculated demand and the availability of water, implementation of the Master Plan will not result in significant impacts.

## CUMULATIVE IMPACTS

### Domestic Water

The Media District Specific Plan (MDSP) indicates that local transmission capability under the most intensive development scenario for the Media District would be adequate; however, new subtransmission and 12-inch diameter mains will be needed in other areas of the media district. These improvements are to be funded in accordance with the City of Burbank's requirements for water service. With these planned improvements, anticipated cumulative impacts to the local system would be mitigated to a level below significance.

Assuming complete buildout of the MDSP, future water demand is expected to be 3,822 acre feet per year (AFY). In order to accommodate long-term demand for water, MWD is planning to control demand via conservation measures, water reclamation, and improved water irrigation techniques. Based on this analysis, the MWD should be able to meet long-term water demands and cumulative impacts on water supply should not be considered significant.

### Fire Flows

An additional 12-inch diameter water distribution main under Bob Hope Drive, between Alameda Avenue and Warner Boulevard and a 16-inch diameter water main under Olive Avenue between California Street and Alameda Avenue, will be required to maintain fire flows in the project area to the



satisfaction of the City of Burbank Fire Department. Improvements shall be funded in accordance with the City of Burbank's regulations for water service; therefore, cumulative impacts to the system would be mitigated to a level below significance.

## MITIGATION MEASURES

Applicable mitigation measures identified in the MDSP EIR Conditions of Approval (Resolution No. 23,145, Exhibit A) which are relevant to the Master Plan which pertain specifically to the project site are included below.

### Media District Specific Plan

MDSP EIR Condition of Approval #16 states: "The City shall recover costs for necessary water supply and storage improvements through the service connection fee. The connection fee and other charges shall be in accordance with the City of Burbank's Rules and Regulations for Water Service, Section 2.30. This charge will recover expenses for new construction required to eliminate the incremental difference between the present system capacity and the desired system capacity associated with new customers or development." In response to this Condition of Approval, the following mitigation is provided:

61. Prior to issuance of building permits, payment of the appropriate Water System fees shall be made in accordance with the Public Service Department, Water Division, Rules and Regulations adopted July 1, 1996.
62. Costs for the NBC studio project water system improvements shall be paid by the development conducted under the NBC Master Plan.
63. Pressure regulators shall be installed on all water services in accordance with the City of Burbank Rules and Regulations governing water service.

**Water Facility Master Plan**

64. The developer shall construct a 12-inch diameter distribution main in Bob Hope Drive, between Alameda Avenue and Warner Boulevard; and a 16-inch main in Olive Avenue between California Street and Alameda Avenue.

**Reclaimed Water**

65. The developer shall design and install a separate irrigation system for the use of reclaimed water, which may be available in the future. The future reclaimed water system shall follow all requirements pertaining to the installation, identification, and separation from potable water that applies to reclaimed water systems in accordance with Section 4.09 of Public Service Department - Water Division Rules and Regulations.

**LEVEL OF SIGNIFICANCE  
AFTER MITIGATION**

Implementation of the mitigation measures noted above will ensure that no significant unavoidable adverse impacts to the City's water service will occur.

### INTRODUCTION

This section discusses the existing sanitary sewer infrastructure which serves the project site and the improvements needed to provide service to the proposed NBC Master Plan development. Information used to prepare this section includes the NBC Master Plan Infrastructure/Utility Study (Psomas and Associates, October 1996) as well as documentation provided by the City of Burbank Wastewater Collection System Master Plan, February, 1989.

### ENVIRONMENTAL SETTING

The City of Burbank provides sanitary sewer services within City boundaries. The City of Burbank owns, operates, and maintains the gravity collection systems, sewage pump stations, force mains, and the Burbank Water Reclamation Plant.

The existing public sewer system serving the NBC property consists of two parts. The first is an 8-inch diameter sewer under Alameda Avenue which serves the existing NBC buildings east of Bob Hope Drive, commonly known as the Catalina property. This 8-inch diameter sewer pipe drains easterly to Buena Vista Street. This pipe then drains southerly to a 21-inch diameter sewer pipe in Buena Vista Street. From this location the sewer pipe drains to an easterly draining 24-inch trunk sewer main which discharges into the Beachwood Pump Station. The sewage from the Beachwood Pump Station discharges into the Burbank Water Reclamation Plant. The Burbank Water Reclamation Plant is located 1.6 miles north of the Beachwood Pump Station.

A 24-inch diameter main runs north to south under the NBC property from Alameda Avenue to Warner Boulevard and then easterly to the Beachwood Pump Station. The existing sewer

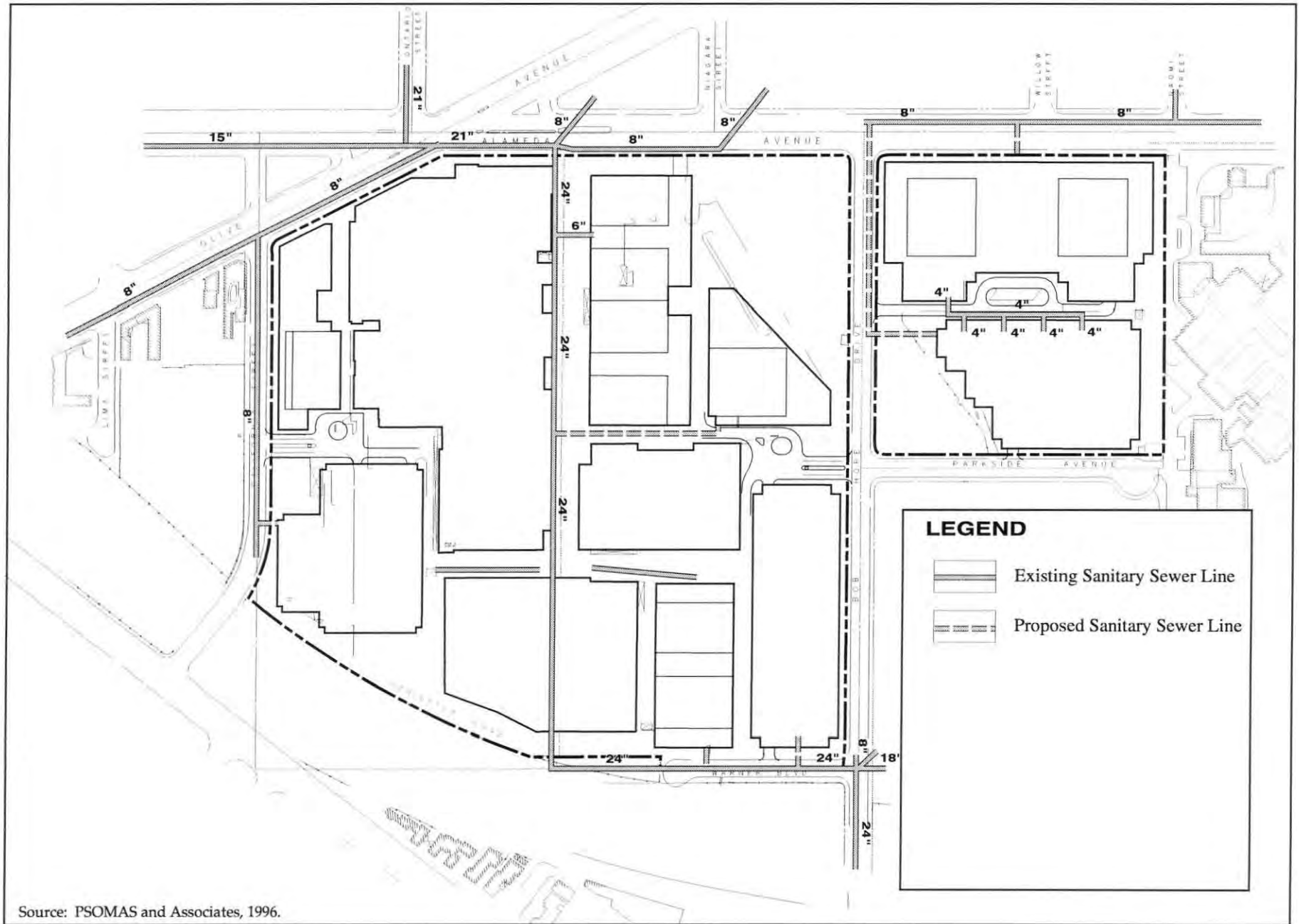
system is shown on Figure 44, Existing and Proposed Wastewater System.

### **City of Burbank Wastewater Collection System Master Plan**

In February, 1989 the City of Burbank prepared a Wastewater Collection System Master Plan which evaluated and assessed the City's existing collection system. The Master Plan divided the City into service areas. The NBC site is within Service Area 3. Service Area 3 drains to the Beachwood Pump Station. Since preparation of the City's Wastewater Master Plan, the Beachwood Pump Station has been refurbished and is operating with a peak capacity of 9 mgd (million gallons per day)/13.923 cfs (cubic feet per second).

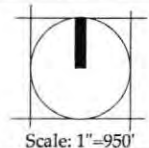
The Wastewater Collection System Master Plan identified several existing sewer pipe segments which were operating under a surcharge condition. A surcharge condition is one in which the pipes are operating in excess of their capacity. The portion of the trunk sewer line from the intersection of Bob Hope Drive and Warner Boulevard downstream to the Beachwood Pump Station, is one part of the gravity system within Service Area 3 which currently operates under a surcharge condition. The Wastewater Collection System Master Plan recommends reconstruction of this portion of the trunk sewer with a larger diameter pipe to meet current flow requirements and provide for future growth within the service area.

The quantity of existing sewer flow from the NBC facilities was estimated using a formula which applies a sewer generation factor to the gross square feet of building area. This factor varies with the use of the building. When a building has multiple uses, the predominant use(s) of the building is assessed and forms the basis of the sewer generation factor. The resulting flows are expressed in gallons per day (gpd). Using this methodology, the existing facilities generate an average daily sewer flow of 138,566 gpd (0.2144 cfs).



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## EXISTING AND PROPOSED WASTEWATER SYSTEM



FIGURE

The NBC on-site sewer collection system discharges flows to both the 24-inch trunk sewer line passing under the site and the 8-inch sewer under Alameda Avenue. These discharges are made from connections at several locations on each sewer line. Of the total average daily sewer flow of 138,566 gpd, 119,738 gpd (0.1853 cfs) discharges to the 24-inch trunk sewer line and 18,828 gpd (0.0291 cfs) discharges to the 8-inch diameter Alameda Avenue sewer line.

## PROJECT IMPACTS

### Significance Threshold

#### Criteria

- The MDSP includes a goal which pertains to providing public services to the project area:

Ensure that infrastructure and public service improvements are provided to accommodate the needs of all existing and future development and that improvements required as a result of new development are funded primarily by that development.

The NBC Master Plan would be considered to result in a significant impact if this goal is not met.

The proposed Master Plan development was evaluated to assess sewer flows which will result from the completed project. Sewer flows for the proposed development were estimated using the same sewer generation factors used for the assessment of existing flows. Credit was assigned for the reduction in sewer flow, associated with the demolition of existing buildings. Buildout of the NBC Master Plan will generate an average daily sewer flow of 561,596 gpd (0.8690 cfs). Of this total flow, 348,850 gpd (0.5398 cfs) will discharge to the existing 24-inch sewer, and 212,746 gpd (0.3292 cfs) will discharge to the 8-inch sewer in Alameda Avenue. The NBC Master Plan will contribute approximately 15% of total flows in the downstream system at buildout. These flows continue downstream to the Beachwood Pump Station.



Implementation of the proposed NBC Master Plan will require construction of new on-site lines and new connections to the public sewer system. New connections are proposed to the 24-inch sewer lines under the NBC property and under Warner Boulevard. Development of the Catalina property will require a new on-site sewer line connecting to a new public sewer line to be constructed under Alameda Avenue from the site, easterly to join the existing 21-inch sewer under Buena Vista Street.

As described above, both sanitary sewer systems serving the NBC site discharge to the Beachwood Pump Station. For the area of the NBC site and downstream of the project to the Beachwood Pump Station, the City of Burbank Wastewater Collection System Master Plan identifies nine specific pipe segments (or elements) which require reconstruction with a larger diameter pipe. These elements are listed in Table 34 along with related pipe sizes and flows for existing conditions and the addition of NBC Master Plan flows.

This analysis indicates system capacity is available for the NBC Master Plan development once the City implements reconstruction of the trunk sewer segments identified in the Wastewater Collection System Master Plan. Table 34 indicates that even after the addition of the NBC flows, excess trunk sewer capacity is available for future growth within Service Area 3. The Beachwood Pump Station also has the capacity to accommodate buildout flows from the NBC Master Plan.

Implementation of the NBC Master Plan development will result in a total flow of 561,596 gpd, which is an increase of 423,030 gpd above existing wastewater flows, but is 120,404 gpd less than the City of Burbank's Wastewater Master Plan's anticipated rate of 682,000 gpd for the site. Due to the fact that projected wastewater flows for the proposed NBC Master Plan development are less than the City of Burbank's Wastewater Master Plan anticipated flows, project impacts are not considered significant.

**Table 34**  
**NBC Studios**  
**Sanitary Sewer Study**

DATA FROM BURBANK WASTEWATER MASTER PLAN								PIPE STATUS AFTER NBC DEVELOPMENT					
Pipe Element (1)	Existing Diameter (1)	Existing Design Capacity (1)	Existing Flow (2)	Existing Available Capacity	Existing Surcharge	Recommended Master Plan Improvement	New Design Capacity (n=0.015)	Estimated Flows from NBC to Warner Blvd. System (3)	Estimated Flows from NBC to Buena Vista System (3)	Total Estimated Flows from NBC	New Total System Flow	New Available Capacity After City Upgrade	New Surcharge After City Upgrade
308	24-in.	7.989 cfs	14.324 cfs		6.335 cfs	33-in.	18.690 cfs	1.511 cfs	0.966 cfs	2.477 cfs	16.801 cfs	1.889 cfs	
309	24-in.	7.989 cfs	13.979 cfs		5.990 cfs	33-in.	18.690 cfs	1.511 cfs	0.966 cfs	2.477 cfs	16.456 cfs	2.234 cfs	
310	21-in.	8.847 cfs	4.749 cfs	4.098 cfs					0.966 cfs	0.966 cfs	5.715 cfs		
316	24-in.	7.989 cfs	12.947 cfs		4.958 cfs	33-in.	18.690 cfs	1.511 cfs	0.966 cfs	2.477 cfs	15.424 cfs	3.266 cfs	
317A	18-in.	6.531 cfs	8.482 cfs		1.951 cfs	24-in.	14.080 cfs	1.511 cfs		1.511 cfs	9.993 cfs	4.087 cfs	
317B	18-in.	5.376 cfs	8.482 cfs		3.106 cfs	24-in.	11.590 cfs	1.511 cfs		1.511 cfs	9.993 cfs	1.597 cfs	
318A	24-in.	14.946 cfs	8.482 cfs	6.464 cfs				1.511 cfs		1.511 cfs	9.993 cfs		
318B	24-in.	11.298 cfs	8.482 cfs	2.816 cfs				1.511 cfs		1.511 cfs	9.993 cfs		
334	24-in.	21.878 cfs	4.749 cfs	17.129 cfs				0.966 cfs	0.966 cfs	0.966 cfs	5.715 cfs		

(1) From Table 6-3 in the City of Burbank Wastewater Collection System Master Plan, February 1989. Pipe elements defined as (A) or (B) represent elements with a different slope.

(2) Peak wet weather flows from Table 6-13 in the City of Burbank Wastewater Collection System Master Plan, February 1989.

(3) From Table 2-Sanitary Sewer System Study.

## Cumulative Impacts

Current conditions indicate that the portion of the trunk sewer line from the intersection of Bob Hope Drive and Warner Boulevard downstream to the Beachwood Pump Station currently operates under a surcharge condition. The proposed Master Plan will add 423,030 gpd of wastewater upon project buildout. The MDSP anticipated this growth which is evidenced by the improvement of the Beachwood Pump Station. The Beachwood Pump Station can accommodate projected wastewater flows from the Media District and the proposed project. Improvements to the existing offsite system as well as improvements to the public system directly benefiting the NBC Master Plan site area will reduce cumulative impacts to a level less than significant.

Additionally, the City has a Sewer Facilities Charge for new development which is used to purchase additional trunk system collection, treatment, and disposal capacity for the existing local collection systems. This fee is used to accommodate existing, proposed, and cumulative development impacts. Based on the above considerations, no significant adverse cumulative impacts to the treatment and collection facilities are anticipated.

## MITIGATION MEASURES

Mitigation measures identified in the MDSP EIR which are relevant to the proposed project and mitigation which pertains specifically to the site development are included herein.

### Required Measures

66. The developer shall pay applicable sewer facilities charges, as established by the Public Works Department, before a permit to connect to the Burbank sewer facilities system is issued.
67. The developer shall construct a new public sewer line under Alameda Avenue from the project site, easterly to join the existing 21- inch sewer in Buena Vista Street for use solely by NBC. The potential exists for St. Joseph's Hospital to also use this line at some time in the future. In this case,

the new line should be sized to accommodate additional flows and costs of the line should be shared between the hospital and NBC.

68. NBC shall pay a pro-rate share towards necessary downstream sewer line pipe improvements as outlined in the City of Burbank Wastewater Master Plan. Pipe modifications shall be large enough to accommodate existing flows, as well as flows projected for the NBC Master Plan buildout.

**LEVEL OF SIGNIFICANCE  
AFTER MITIGATION**

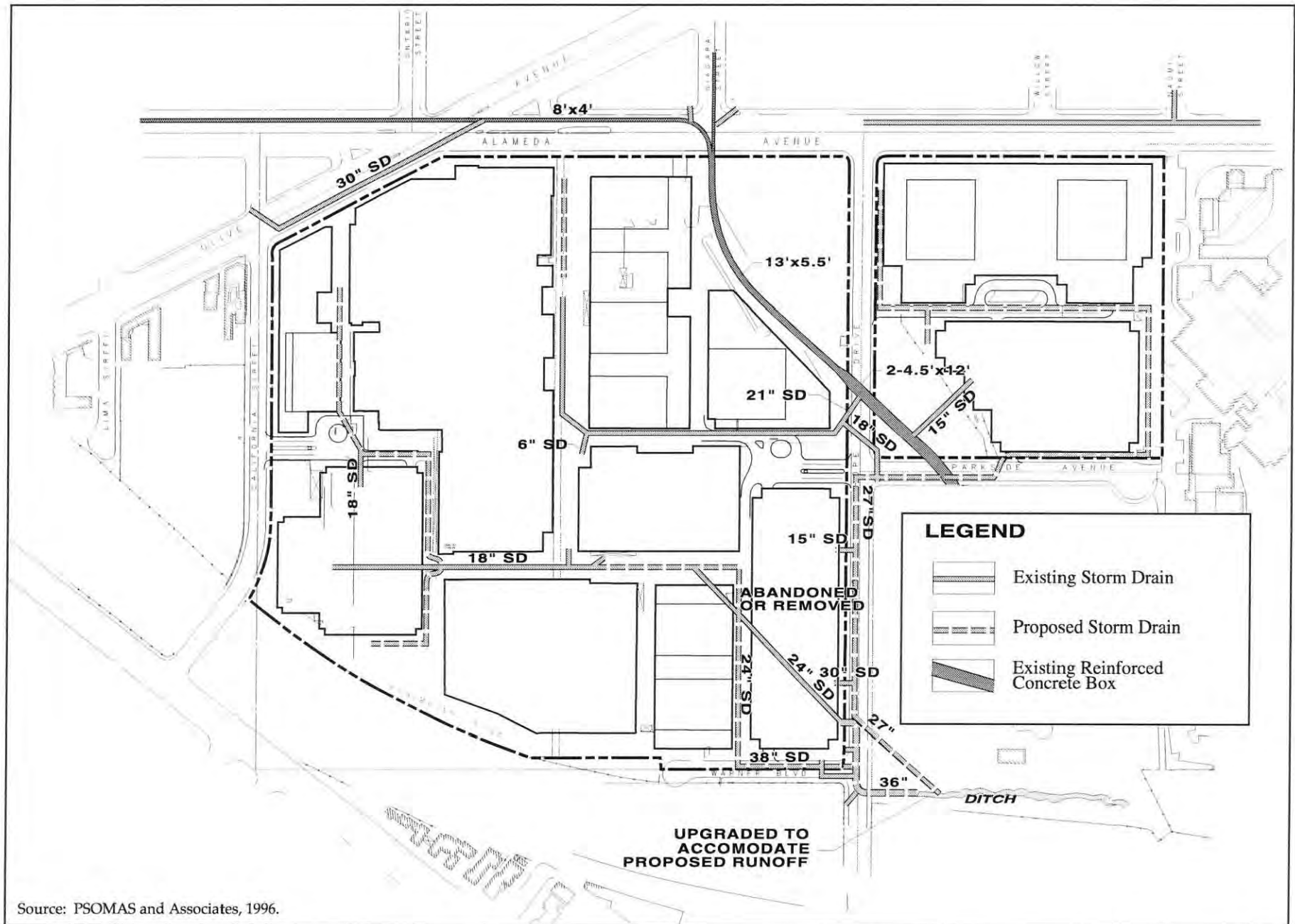
No unavoidable significant impacts to the city's sewage system would occur as a result of project implementation after the proposed improvements to the existing sewer system have taken place.

#### INTRODUCTION

This section discusses the existing and proposed storm drainage system for the Media District and the NBC Studios property. This section was prepared by conducting a preliminary hydrology study, an analysis of the Field Topographic Survey of the project site, examination of existing records from the City of Burbank Public Works Department and the County of Los Angeles Department of Public Works, and an analysis of the NBC Master Plan EIR Technical Document (Psomas and Associates, October 1996).

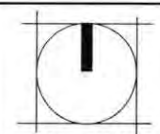
#### ENVIRONMENTAL SETTING

A storm drain system consisting primarily of underground culverts and reinforced concrete box drains currently traverses the northeasterly portion of the site from Alameda Avenue to the City of Burbank's Johnny Carson Park. The northwest portion of the site is drained by the Toluca Lake-Alameda Drain. The Toluca Lake-Alameda Drain was constructed by the City of Burbank and the Los Angeles County Department of Public Works. The portion of the drain northwesterly of Bob Hope Drive is currently maintained by the County of Los Angeles. The Toluca Lake-Alameda Drain outlets immediately south of Parkside Drive, into the City of Burbank's Johnny Carson Park. Johnny Carson Park has a constant southerly surface flow drainage gradient from the southerly side of Parkside Drive to the Caltrans headwall facility at the northerly limit of the 134 Freeway. After flowing underneath the 134 Freeway via the existing Caltrans headwall and culvert, the drainage water flows southerly into the Los Angeles River. The area of Johnny Carson Park which receives storm water from the Toluca Lake-Alameda Drain is best referred to as a natural, or soft-bottom drainage water conveyance.



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## EXISTING AND PROPOSED STORM DRAIN SYSTEM



Not to Scale

FIGURE



Prior to 1970, the portion of the Toluca Lake-Alameda Drain which winds through the NBC Studios property was a temporary open channel. In approximately 1971, the City of Burbank converted the channel segment crossing under Bob Hope Drive and under Parkside Avenue southeasterly of Bob Hope Drive from an open channel to a closed, double wide Reinforced Concrete Box (RCB). In about 1975, the Los Angeles County Department of Public Works replaced the segment of temporary channel, northwesterly of Bob Hope Drive, with a permanent 13.0' x 5.5' RCB.

In addition to the Toluca Lake-Alameda Drain, there is an existing City of Burbank owned and maintained storm drain system at the southwest corner and northwest corner of Warner Boulevard and Bob Hope Drive. This system consists of catch basins, pipe laterals and a 30-inch diameter storm drain pipe which drains from within Bob Hope Drive from just north of Warner Boulevard to just south of Warner Boulevard. The pipe then drains easterly to an earthen ditch which outlets into the Caltrans headwall facility at the northerly limit of the 134 Freeway, described above.

Currently, the site drains to three drainage facilities, as shown on Figure 45, Existing and Proposed Storm Drain System. The northwest portion of the site drains to a 30-inch diameter storm drain pipe, owned and maintained by Los Angeles County, along the south side of Olive Avenue, which connects to the Alameda Drain (8'x4' RCB). The Alameda Drain connects to the County of Los Angeles maintained portion of the Toluca Lake-Alameda Drain.

The northeasterly portion of the NBC Studios property site currently drains southwesterly to the City of Burbank owned portion of the Toluca Lake-Alameda Drain via a 12-inch diameter storm drain pipe.

The extreme northern portion of the NBC studio property currently drains directly to Alameda Avenue via curb outlet drains periodically spaced along the southern edge of Alameda Street.

The middle of the NBC Studios property westerly of Bob Hope Drive currently drains via an 18 to 21-inch diameter storm drain pipe to the City maintained portion of the Toluca Lake-Alameda Drain underneath Bob Hope Drive.

The southwesterly portion of the NBC Studios property currently drains to Bob Hope Drive via an 18 to 24-inch diameter storm drain pipe to the back of an existing catch basin immediately north of the northwest corner of Bob Hope Drive and Warner Boulevard. This catch basin drains to the existing 30-inch diameter storm drain in Bob Hope Drive which drains to the earthen ditch mentioned above and then easterly to the Caltrans headwall facility.

### **National Pollution Discharge Elimination System (NPDES) Permit**

In 1972, the Federal Water Pollution Control Act (the Clean Water Act (CWA)) was amended to provide that the discharge of pollutants to waters of the United States from any point source is unlawful, unless the discharge is in compliance with a National Pollution Discharge Elimination System (NPDES) Permit. The 1987 amendments to the CWA added non-point discharges to this requirement as well. On November 16, 1990, the United States Environmental Protection Agency (EPA) published final regulations that establish requirements for applications for storm water permits for specific categories of industries. The regulations require that discharges of storm water must be regulated as an industrial activity and covered by an NPDES Permit. Federal regulations also require NPDES permits for construction activities at sites greater than five acres. In California, the NPDES Permit Program is

administered by the State Water Resources Control Board. Each of the Regional Water Quality Control Boards throughout the State issues NPDES Permits and sets water quality objectives in their region.

## PROJECT IMPACTS

### Significance Threshold

#### Criteria

The MDSP includes a goal which pertains to providing public services to the project area:

- Ensure that infrastructure and public service improvements are provided to accommodate the needs of all existing and future development and that improvements required as a result of new development are funded primarily by that development.

The Master Plan would be considered to result in a significant impact if this goal is not met.

As part of the NBC Master Plan, portions of the existing on-site storm drainage systems will be reconstructed to accommodate the proposed building program. Some existing on-site storm drain facilities will require reconfiguration or modification to allow for the siting of buildings. New on-site storm drain facilities will also need to be constructed to insure proper drainage from the non-building areas. Proposed improvements to the on-site drainage systems are shown on Figure 45, Existing and Proposed Storm Drainage Improvements.

The City of Burbank Department of Public Works determined that the construction of new connections or the reconnection of existing connections to the existing City public storm drain systems, including the Toluca Lake-Alameda Drain will be allowed, provided the storm water runoff rates and related tributary areas remain generally consistent with existing conditions.<sup>1</sup>

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<sup>1</sup> NBC Master Plan EIR Technical Document, Psomas & Associates, October 1996.

The degree and amount of imperviousness of the NBC studio property will not change significantly from existing conditions. The tributary areas contributing drainage flows to the City of Burbank storm drain facilities will change in shape but not overall size from existing conditions. The total of the areas contributing storm water to existing City of Burbank downstream facilities will remain substantially the same although the path the storm water takes to get to the downstream facilities will change, as shown in Figure 45.

Storm drain flows from the half of the NBC Studios property west of Bob Hope Drive will be routed, via a new onsite storm drain pipes, to the existing 21-inch diameter connection to the City-owned portion of the Toluca Lake-Alameda Drain. The size and location of this storm drain pipe to RCB connection will not change from the existing conditions. The tributary areas contributing storm water to the connection will also remain the same in overall size.

Drainage flows from the south half of the NBC Studios property west of Bob Hope Drive will be routed to a new 24-inch diameter onsite storm drain pipe. This pipe will connect to a new 36-inch pipe in Warner Boulevard, which will then connect to an upgraded 36-inch diameter pipe at the southwest corner of Warner Boulevard and Bob Hope Drive (Figure 45). The new 36-inch diameter pipe will drain to the existing earthen ditch at the south end of Johnny Carson Park.

Development of the southerly portion of the NBC Studios property west of Bob Hope Drive will require modification of the existing storm drain system at Bob Hope Drive and Warner Boulevard. The existing connection to the back of the existing catch basin on the westerly side of Bob Hope Drive will be removed. A new pipe will be constructed in Warner Boulevard which will reconnect to the existing 36-inch diameter pipe at the southeast corner of Bob Hope Drive and Warner Boulevard.

This pipe currently outlets into the existing earthen ditch at the south end of Johnny Carson Park.

Development of the NBC studio property facilities area east of Bob Hope Drive and north Parkside Avenue (formerly known as the Catalina Parcel) will require maintaining the existing 15-inch diameter pipe currently connecting to the City's portion of the Toluca Lake-Alameda Drain RCB. No new connections to the RCB from the Catalina Parcel will be required. The tributary areas to the existing connection will remain substantially the same in overall size and amount of overall runoff.

A new 15 to 18-inch diameter storm drain pipe will need to be constructed to handle any additional flows anticipated from this area. This new pipe will be located in Parkside Avenue, will cross over the top of the existing City-owned portion of the Toluca Lake-Alameda Drain RCB and will then run within Bob Hope Drive (24-inch pipe). This pipe will connect to the existing earthen ditch running easterly along the southern end of Johnny Carson Park to the existing 134 Freeway headwall facility.

The size and location of the existing connections to the Toluca Lake-Alameda Drain and the overall size of the drainage areas tributary will remain the same. The City-owned portion of the Toluca Lake-Alameda Drain is currently handling the flow from this portion of the NBC Studios property. Because the amount of drainage will remain virtually the same and only the direction of drainage flow will be altered with the proposed project design there will be no significant impact to City of Burbank facilities or to Johnny Carson Park. No drainage is being contributed to the Los Angeles County-owned portion of this RCB.

## **CUMULATIVE IMPACTS**

The proposed NBC Master Plan will develop new buildings and parking areas by demolishing existing structures and reconstructing existing paved surface parking areas. This type of development will not significantly change the current imperviousness of the Master Plan area, and will therefore not significantly alter the amount of storm-water run-off generated from the site.

The anticipated total storm water runoff from the NBC Studios property due to the Master Plan development does not represent a significant increase from the runoff currently being handled by the City of Burbank storm drain facilities under existing conditions. In areas where the proposed re-routing of storm water runoff represents an increase in quantity of runoff to a localized onsite area, improvements have been proposed to mitigate any potential impact to existing local City of Burbank storm drain facilities. Therefore, there will be no significant cumulative impacts to any existing City of Burbank storm drain infrastructure.

## **MITIGATION MEASURES**

Applicable mitigation measures identified by Public Works Department during the project review that are relevant to the NBC Master Plan project are included herein.

### **Required Measures**

69. The developer shall acquire permits for the necessary connections and modifications to the existing storm drains from the City of Burbank Public Works Department.
70. The developer shall improve the earthen ditch at the south end of Johnny Carson Park to accommodate redirected drainage flows.
71. The developer shall file a Notice of Intent (NOI) with the Regional Water Quality Control Board, Los Angeles Region (RWQCB) which complies with the National Pollution



Discharge Elimination System (NPDES) permit requirements for construction activity.

72. As part of the NOI described above, a Storm Water Pollution Prevention Plan incorporating Best Management Practices (BMP's) for storm water runoff will be developed prior to issuance of grading permits.

73. The developer will minimize the impact of construction to existing City streets.

#### **LEVEL OF SIGNIFICANCE**

#### **AFTER MITIGATION**

No unavoidable significant impacts to the City's storm drainage system would occur as a result of project implementation after the proposed improvements to the existing storm drain system have taken place.

## 5.6.4 ELECTRICAL SERVICE

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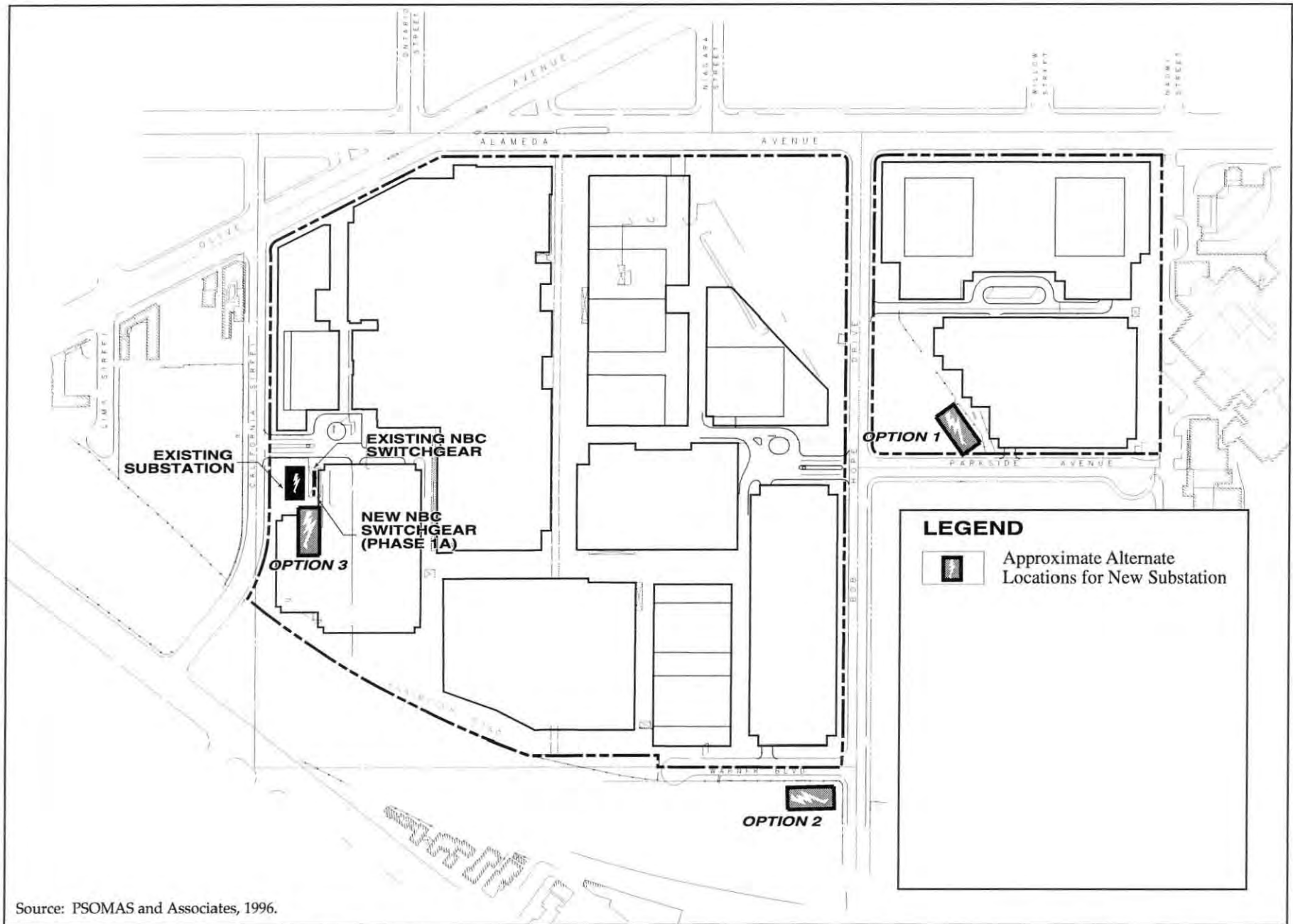
### INTRODUCTION

This section discusses the existing electrical service to the project site and the improvements needed to provide service to the additional development proposed under the Master Plan. This section incorporates information from the NBC Master Plan EIR Technical Document (Psomas and Associates, October 1996) and information provided by the City of Burbank Public Services Department.

### ENVIRONMENTAL SETTING

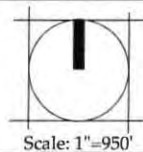
The City of Burbank Public Service Department (Burbank PSD) provides electrical power to the NBC studio property. The Burbank PSD has three major switching stations, (Valley, Lincoln and Olive), which deliver bulk electrical power within Burbank. PSD is planning to build a fourth switching station to increase the capacity of the existing system in the Media District. Within the City there are thirteen distributing stations and five customer stations that receive and step down the incoming voltage. A fourteenth distributing station (Keystone) is under construction and will be available to serve power to portions of the Media District by the Fall of 1997.

Burbank PSD serves the studio site with three points of connection. PSD operates a dual-fed 34.5 Kilo-volt (Kv)/4.16 Kv customer substation located on the site near California Street. This substation is comprised of two redundant 7.5/9.375 MVA (Mega-Volt Amp.) transformers. Bulk power is delivered to the NBC studio property customer substation through two 750 MCM Cu underground cables. The 4,160-volt distribution system is owned and maintained by NBC on its lot. Most of the distribution lines are underground. The existing substation serves the power needs for the entire NBC studio property except for the NBC modular buildings east of Bob Hope Drive and some overhead pole top transformers served by Feeder N-13 and A-98 respectively.



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## EXISTING AND PROPOSED ELECTRICAL SYSTEM



The second point of service is for the NBC Modular Buildings from a 4.16 kV distribution system via Naomi-13. The service is underground from a riser pole north of Alameda Avenue east of Bob Hope Drive to two padmount transformers which step down the power to a utilization voltage of 277/480-volt.

The third point of connection is via the 4.16 kV Feeder Alameda-98 which serves a few polemount transformers on the NBC studio property and emergency service to a vault room. This service comes across the street on California Street from an overhead pole and underground respectively. In an emergency, service includes safety lighting and exit signs, etc. Emergency service is rarely used since NBC installed a stand-by generator.

Electric usage for the NBC studio property in 1995 was 31,153,571 kilowatt-hours (kWh) and peak demand was 6,054 kilowatts (kW). According to Burbank PSD, NBC studio facilities and site uses have existing electrical loads that operate with a power factor of 0.91 for 1995. Power Factor values are an indication of power use efficiency.<sup>1</sup>

Burbank PSD has indicated to NBC that power factors less than 0.80 may result in a curtailment of service if not corrected. Power Factor values between 0.80 and 0.90 typically result in a rate penalty for the user (i.e., user pays higher rates for power usage than necessary). Power factors above 0.90 typically result in a rate savings to the user.

NBC modular buildings have a peak demand of 480 kVA served from two padmount transformers. The peak demand for emergency service to the vault room and overhead transformers on the NBC studio property is insignificant.

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<sup>1</sup> Syska & Hennessy, October 3, 1996.

## PROJECT IMPACTS

### Significance Threshold

#### Criteria

The MDSP includes the following goal related to the provision of public services in the Media District:

- Ensure that infrastructure and public service improvements are provided to accommodate the needs of all existing and future development and that improvements required as a result of new development are funded primarily by that development.

The Master Plan would be considered to result in a significant impact if this goal is not met.

The existing electrical system does not have sufficient capacity to handle the electrical demands associated with the new development proposed under the NBC Master Plan. Modification to the low-side switchgear located in the existing NBC studio property customer substation (on the customer side) will be required to handle the new loads associated with proposed development.

The existing substation is capable of providing redundant 9,375 kVA power or a total of 18,750 kVA nonredundant power. The NBC studio property can utilize up to 14,000 kVA of nonredundant power provided they are aware of the risks that if one side of the transformer is down due to a power failure or routine maintenance, NBC has to shed loads down to 9,375 kVA within 30 minutes. The total proposed loads to be permanently added will bring the total up to 10,000 kVA. These loads will serve the 15-story building at Olive Avenue and the adjacent parking structure. The balance of the proposed additional loads due to the Master Plan will be served from a new substation. PSD estimates that it would need a minimum of a 130' x 200' space and a 2-20' access road on two sides for the new substation. To accommodate unexpected delays in project construction and completion of a new substation, the developer has the option of utilizing the additional 4,000 kVA remaining

for other loads in the Master Plan on a temporary basis, not to exceed one year, with the understanding of the risks involved. PSD reserves the right to modify or revoke this option if the expected load flow on the 34.5 kV system is adversely affected. NBC is also encouraged to correct its power factor to 98% in order to reduce the need to load the NBC studio property customer substation beyond 10,000 kVA.

There are three potential locations for the customer substation which are depicted on Figure 45. The final location selection will take place during the design development process of the Master Plan and will be subject to land use, 34.5 kV conduit/cable run lengths, substation getaways and access issues.

These upgrades will provide adequate electrical capacity to support the demands associated with development of the proposed Master Plan and will not result in adverse impacts to the Burbank PSD electrical system.

**Table 35**  
**Electrical Consumption<sup>1</sup>**

	<b>Annual Consumption (kWh)<sup>2</sup></b>	<b>Peak Demand (kVA)<sup>3</sup></b>
Existing (1995)	31,153,571	6,667
Phase I (2000)	37,368,000	14,629
Phase II (2008)	66,114,000	24,211

1- For purposes of allocating electrical consumption, office and parking uses in Area 4 were assumed to occur in Phase II.

2 - Annual consumption is measured in kilowatt-hours (kWh).

3 - Peak demand is measured in Kilovolt-Amperes (kVA)

As shown in Table 35, Phase I development will add 6,214,429 kWh per year with a total of 37,368,000 annual usage. Buildout of the project will add 28,740,000 kWh for an annual usage of 66,114,000 kWh. Implementation of these improvements will not result in adverse impacts to PSD's ability to provide



electrical service to existing customers, providing all necessary improvements are made.

At this time, there are no project impacts identified which necessitate improvements to the existing street lighting system.

## **CUMULATIVE IMPACTS**

Based on previous system planning studies completed by the Burbank PSD, some of the 34.5 kV system improvements needed to accommodate anticipated growth in the City are expected to be completed in the next five to ten years. Future system planning studies will identify additional improvements as a firm schedule of loads coming on-line becomes available. Since the service to all additional loads is proposed from an underground 34,500-volt subtransmission system, the project will have no adverse effect on the distribution system in that area. The developer will pay for all improvements related to this project to mitigate any affect on the existing customers. These improvements will either revitalize the underground facilities or will necessitate construction of new underground lines, resulting in minimal inconvenience to off-site residents. Subsequent to these improvements, electrical service can be provided to the project site at an acceptable level. Unrestricted access by PSD to the facilities must be maintained and available at all times.

PSD is considering a site for a fourth switching station (69 kV to 34.5 kV) in the Media District area. Upgrades and improvements to PSD's electrical distribution, subtransmission and transmission capabilities as described above, will avoid any adverse cumulative impacts.

## **MITIGATION MEASURES**

Applicable mitigation measures identified by City staff during early project review and in the MDSP EIR Conditions of Approval (Resolution No. 23,145, Exhibit A) that are relevant to the Master Plan are provided below.

### Media District Specific Plan

74. The developer shall bear the first-cost of any electric improvements directly benefiting them, as well as a portion of the cost of more system-wide electric improvements.

The following applicable measures pertain to the development of the project site:

75. Uninterruptable power supply equipment should be considered for critical computer and standby generator power use.
76. The developer must use the California Non-Residential Building Standard to consider and implement high-energy efficient electrical equipment and other devices for minimizing peak demand and wasteful energy consumption. The new development shall comply with the minimum power factor required by the Burbank Municipal Code. Accordingly, the new development will assist in correcting the overall power factor for both the existing facilities and new development.

### Burbank Municipal Code

The following Burbank Municipal Code requirement is found within Resolution No. 23, 145 Exhibit A, and is applicable to the proposed project:

77. All new development in the Media District will incorporate the energy conservation requirements of the Uniform Building Code and Burbank Municipal Code.

Additional mitigation measures required for project implementation are as follows:

78. Any relocation of existing electrical/street light facilities due to conflict in construction required for implementation of the NBC Master Plan shall be paid for by the developer.

79. The developer must consider use of surge suppressers, filters, isolation transformers or other available practical means to preserve the quality of power of their service.
80. When implementing the Master Plan development, the developer should add new electrical loads in such a way as not to affect PSD's power quality.
81. It is expected that the electric rate revenues will recover the operating and maintenance expense of the electrical facilities serving this project. The initial cost related to the project will be paid by the developer. The ongoing costs associated with the project should not have a negative impact on electric rates.

**LEVEL OF SIGNIFICANCE  
AFTER MITIGATION**

No unavoidable significant impacts to electrical energy resources would occur as a result of project implementation after all identified improvements are made.

### INTRODUCTION

This section discusses natural gas conveyance and supply to the NBC studios property and the improvements needed to provide service to the additional development proposed under the NBC Master Plan. Information for this section was largely provided by the NBC Master Plan EIR Technical Document (Psomas and Associates), October 1996.

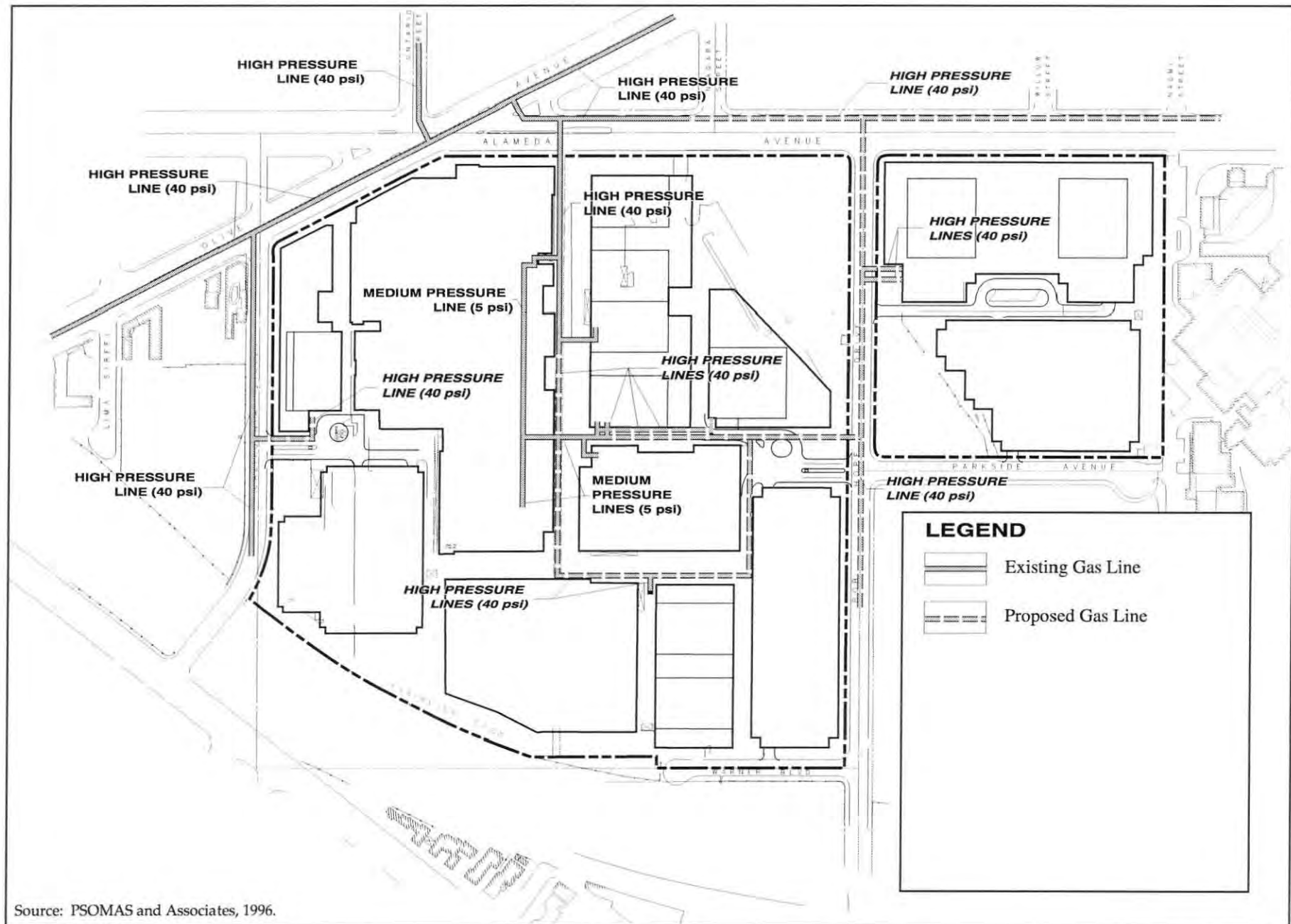
### ENVIRONMENTAL SETTING

Natural gas is supplied to the project site by the Southern California Gas Company (SCGC).

Existing natural gas service is supplied through mains under public streets, which deliver high pressure gas through an underground network of steel gas piping to four gas meters on the NBC Studios property (Figure 47 Existing and Proposed Natural Gas System). A high pressure gas line (40 psi) extending from Olive Avenue to Alameda Avenue provides service to the project site. The natural gas system was partially upgraded in the 1970s to meet the demands of studio expansion. Existing gas consumption is estimated to be 2,020,528 cubic feet per month (cf/m).

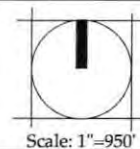
Meters Nos. 1 and 2 are situated between Studio 3 and the service building. These meters supply the boiler plant heating equipment (which serves the main Studio and Administration buildings) with gas.

Meter 3 supplies the domestic water heaters located in the boiler plant (which serves the main Studio and Administration buildings) together with space heating boilers. Domestic water heaters (which serve the commissary) are located in the Studio 9 equipment yard.



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## EXISTING AND PROPOSED NATURAL GAS SYSTEM



FIGURE

Meter 4 is dedicated to the commissary food service equipment which is located within the Administration building.

The onsite gas distribution system is largely comprised of steel piping joined with either threaded or welded fittings throughout. The average depth of the gas system is approximately three feet below ground, with the piping wrapped and coated for corrosion protection.

## IMPACT ANALYSIS

### Significance Thresholds

#### Criteria

The MDSP includes a goal which pertains to providing public services to the project area:

- Ensure that infrastructure and public service improvements are provided to accommodate the needs of all existing and future development and that improvements required as a result of new development are funded primarily by that development.

The Master Plan would be considered to result in a significant impact if this goal is not met.

Implementation of the proposed Master Plan will require extension of the existing SCGC high pressure line in Alameda Avenue and the construction of a new SCGC line in Bob Hope Drive. Extension of the existing service lines within the NBC studios property and construction of new high pressure gas lines (and associated gas line easements) throughout the site will be required to accommodate new development and to allow for ongoing maintenance of the system without causing interruption of service. With provision of these additional gas lines there will be no significant impacts.

Preliminary gas line locations have been identified based on the NBC Master Plan building orientation and are found on Figure 46. Gas line locations as shown are for discussion



purposes only and could be modified based upon final site plan determinations.

Modification to gas line locations will not create significant environmental impacts. Calculations for natural gas consumption are based on the monthly consumption factor of 2.0 cubic feet of natural gas per square foot. It is expected that buildout of the Master Plan will consume 5,538,032 million cf/m of natural gas. This represents a monthly increase of 3,517,504 million cf/m from existing conditions. Natural gas consumption of the NBC Master Plan is within the projected consumption estimates of the Media District and will not result in any significant impact to the overall service to existing customers.

## CUMULATIVE IMPACTS

The MDSP EIR estimates that buildout of the Media District would result in the monthly natural gas consumption of about 25.0 million cubic feet, and the 2010 buildout of the City would result in the consumption of 315.3 million cubic feet. Buildout of the NBC Master Plan would result in the use of 5,538,032 million cf/m of natural gas. Since Southern California Gas Company is a public utility regulated by the California Public Utilities Commission, fair access to this resource must be provided to the public. Projects must also comply with Title 24 of the California Administrative Code (California Energy Conservation Standards for New Buildings), this would result in the conservation of non-renewable resources to levels considered acceptable to the State of California. Therefore, no significant impacts on natural gas resources are expected to result from the implementation of cumulative project development.

## MITIGATION MEASURES

The following Burbank Municipal Code requirements are found within Resolution No. 23,145 Exhibit A, and are applicable to the proposed project:

**Required Measures**

82. Uniform Building Code (UBC) requirements for energy-efficient electrical and gas appliances shall be included in all applicable project uses.

83. All new development in the Media District will incorporate the energy conservation requirements of the UBC.

**LEVEL OF SIGNIFICANCE  
AFTER MITIGATION**

No unavoidable significant impacts to natural gas resources or service would occur as a result of project implementation after the proposed improvements have been made.

## 5.6.6 PUBLIC SCHOOLS

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### INTRODUCTION

This section addresses the potential for the NBC Studios Master Plan project to result in an increase in enrollment in the Burbank Unified School District. As a non-residential project, the Master Plan will not result in any direct impacts to the school district. The project will, however, result in additional employment opportunities in Burbank. This employment growth may indirectly result in an increase in the population of the City and an associated increase in the number of students in Burbank public schools. A discussion of the potential for this indirect impact to have a significant effect on the school district is provided in this section. Information used in this section came from several sources including the *Update of the Burbank Unified School District Development Impact Fee Study Update, 1994*, prepared by Recht Hausrath and Associates and school enrollment figures provided by the Burbank Unified School District.

### ENVIRONMENTAL SETTING

The Burbank Unified School District (BUSD) provides public school services within the City of Burbank. BUSD operates eleven elementary schools serving grades K-6; three middle schools serving grades 7-8; and two high schools serving grades 9-12. BUSD also operates 1 continuation high school and an adult education school. Enrollment in the BUSD was 14,090 students as of September 1996. Over the past five years enrollment in the district has grown by approximately 2,500 students.

Projections on future enrollment and the impact of school facilities is contained in a study titled *Update of the Burbank Unified School District Development Impact Fee Study* completed in 1994 for the BUSD. The *Impact Fee Study* was prepared to meet the requirements of state law that school districts document findings justifying the imposition of impact

fees on new development. This study includes demographic analysis based on information from the 1990 census to estimate a 2,100 student increase in enrollment between the 1993/94 and 2010/2011 school years. This study estimated that approximately 1,600 of these students would be associated with new housing and 500 students would be associated with existing housing.

The BUSD formed a School Facilities Committee in July 1994 to develop an updated master plan to meet the facility needs of the BUSD. This master plan addressed the needs for facilities and available funding. The Committee issued a final report in January of 1995. The Committee found that adequate funding is not available to complete all the improvements desired and that choices must be made based on prioritized needs. It was recommended that health and safety related improvements be completed at all schools in the district; that the prioritized needs for the K-8 schools be managed on a district-wide basis; and that the design of improvements to the high schools be initiated.

A facilities model was prepared that identified four different priorities for funding needs for the period of 1995-2002. The costs for these 4-levels of priorities range from \$62 million to \$187 million. Each level of funding also includes a \$32 million capital depreciation reserve to fund major capital improvements in the future and approximately \$1 million for administration of the construction programs by BUSD. In addition, a three percent annual inflation factor is assumed which adds approximately 12-13 percent in total costs (\$3 to \$17 million) to each funding level. The majority of the need is for the renovation and reconstruction of aging facilities in the district, as opposed to the construction of additional facilities, to meet the demands associated with increased enrollment.

The first priority level (\$62 million) would fund the highest priority repairs and other improvements identified. The

second priority level (\$93 million) would fund the construction of additional classrooms and major capital improvements designed to meet needs over the next 30 years. Of this amount, approximately \$2 million is identified to build new classrooms or buy new portable classrooms for grade K-8 schools to meet the demands of increased enrollment. The final report of the BUSD School Facilities Committee does not clearly indicate what percentage of the anticipated costs for high school facilities is related to the need to accommodate increased enrollment.

The third priority level (\$137 million) would fund improvements described as discretionary while the fourth priority level (\$187 million) would also fund improvements described as cosmetic, but not otherwise justifiable. A large variable between the funding levels is the amount assumed for improvements to the two high schools in the district. The amount included for improvements to the high schools varies from \$20 million for the first priority level to \$100 million for the fourth level.

The BUSD School Facilities Committee Final Report addressed funding sources to meet the prioritized needs. Sources totaling \$100 million were identified by the committee. This total included \$30 million already committed by the City of Burbank Redevelopment Agency. In addition, a \$30 million general obligation bond to be issued by the BUSD was recommended, and \$10 million in grants was assumed. The committee also recommended the BUSD pursue donations from the local business community and additional funds from the City of Burbank.

Since 1976, three basic methods have been used to finance the construction and reconstruction of schools in California. The first is the Leroy F. Greene State School Building Lease-Purchase Law of 1976 whereby the State provides money, obtained through the sale of state bonds, to local school districts for the construction of schools. The State School

Construction Program allows for the issuance of bond measures by the state to acquire new school sites and buildings for the purpose of making them available to local school districts. In addition, the program allows for the reconstruction, remodeling and replacement of existing school buildings which are educationally inadequate or which do not meet present-day structural safety requirements. Last spring, a \$3-billion dollar bond issue for school construction was approved by the voters of California to provide funding for this program.

This past summer, the State legislature set aside \$771-million in school operating funds to reduce class size to 20 pupils per class for grades 1-3. Of this amount, \$200 million was set aside for facilities funding available to school districts on a competitive basis.

The issuance of local bonds is a second source of funding for new school construction. Local bonds are authorized by the voters within a particular school district and have been a traditional means of constructing new school facilities throughout the state. Prior to the passage of Proposition 13, local bond approval required support by a majority of the voters. However, under current requirements, two-thirds of the voters within a school district must support the issuance of local bonds to fund new school construction. While this requirement has made it more difficult for local bonds to be used as a funding source, the issuance of local bonds continues to be a viable option for the funding of school construction. As discussed above, the BUSD School Facilities Committee has recommended that a local bond measure be put up for vote in the City.

The third major source of funds for school districts are school fees generated by new development. In 1986, the State Legislature enacted legislation which authorized school districts to collect a fee from new development projects to be used for the construction or reconstruction of school facilities. That legislation (Government Code Sections 65995 and 65996),



which became effective on January 1, 1987, originally set the maximum allowable fee at \$1.50 per square foot of new residential development and \$0.25 per square foot of new non-residential development. Both fees are increased bi-annually to account for inflation. This fee is intended to offset the impacts of additional students generated by new growth. Pursuant to Government Code Sections 65995 and 65996 school fees are currently set in the amount of \$1.84 per square foot of new residential construction and \$0.30 per square foot of new non-residential construction.

## PROJECT IMPACTS

It is difficult to analyze precisely the indirect effects of employment growth on school enrollment. The BUSD has suggested that the information on projected student enrollments and facility costs contained in the *Update of the Burbank Unified School District Development Impact Fee Study Update, 1994* may be used to assess the impacts of the proposed NBC Master Plan on the district. It should be noted that this study, prepared to justify the collection of impact fees as allowed by State law, does not provide sufficient information to assess the potential for secondary indirect impacts from a non-residential project. There are several assumptions in this study about the relationship of employment growth to student enrollment which can be used to provide a rough estimate of the number of students that may be generated as a result of the employment growth associated with the project.

The increase in enrollment resulting from the employment growth associated with the project would depend on several factors. The BUSD Fee Study states that new non-residential development will add to the local workforce, but only a portion of new employees will also live in the district. It is further stated that employees residing outside the district will have no impact on school facilities within the BUSD.

The study used Journey to Work information from the 1980 Census which indicated that 22 percent of the employees in

Burbank reside in the City. The number of new households associated with each new job opportunity was found to be 0.57 households per worker. Based on these relationships, it was projected that each new employee would generate .13 new households in the City.

The number of new employment opportunities associated with the NBC Master Plan is based on previous studies and similar projects within the City of Burbank. The increase is estimated at approximately 4,300 new jobs. The BUSD study estimates that each employee results in .13 new households. Using this figure, the proposed project would result in an estimated 559 new households in Burbank at buildout. This increase would average 70 new households per year over the eight year period anticipated for buildout of the proposed Master Plan.

The student generation rates used by the BUSD show that every 100 single family units will generate approximately 38 students, with about 16 of these students in grades K-5, 10 in grades 6-8 and 12 in grades 9-12. Multi-family units were determined to generate approximately 24 students with 7 in grades K-5, 6 in grades 6-8 and 11 in grades 9-12.

A worst case estimate of the increase in student population associated with the estimated number of new households in Burbank can be made by assuming that all of the new households occupy single family homes. Using the 1994 BUSD generation rates for single family homes, these 599 new households would generate 102 students in Grades K-5, 51 students for grades 6-8, and 62 students for grades 9-12. The total amount of new students in grades K-12 would be 215 students based on these assumptions. Over the estimated eight year buildout period, the average annual increase would be approximately 27 students per year. As some of the new employee households in the City would likely occupy multi-family units, however, this estimate is high and should be considered "worst case".

The existing facilities of the BUSD are operating at capacity and increases in enrollment in the district will require additional facilities. For this reason, the BUSD considers any increases in enrollment to be a significant impact.

The cost of providing the facilities needed to accommodate additional students will depend on the type and amount of improvements made by the BUSD. As discussed above, the latest facilities master plan prepared by the BUSD includes several levels of funding and improvements. Only a small portion of the total anticipated costs of facilities for grades K-8 identified in the BUSD facilities master plan is for the building of new classrooms to handle growth in enrollment. The amount needed to accommodate additional enrollment in the high schools is not clearly identified. With the information available, it would be speculative to estimate the cost of housing the 215 additional students that may attend Burbank public schools as a result of the NBC Master Plan project.

## **CUMULATIVE IMPACTS**

The EIR prepared for the Media District Specific Plan forecasted that new growth in the City's Media District would result in the generation of 1,593 new students in the BUSD. The BUSD has indicated that the cumulative impact of this and other growth in the City would result in a significant impact to the BUSD.

## **MITIGATION MEASURES**

As discussed above, school facilities are funded from three primary sources; state construction funds, local school bonds, and fees on new residential development, and smaller fees on new commercial development. The fees on new commercial development were intended by the state legislature to offset the impacts of additional students generated by new growth. Accordingly, the following mitigation measure is provided for by state law:

84. The BUSD shall collect impacts fees as allowed by state law as building permits are issued for new structures allowed under the Master Plan .

Based on the amount of new development proposed, 2.1 million square feet, the Master Plan project would generate approximately \$641,000 in new commercial development fees assuming that the current fee of .30 is used. This amount will be adjusted bi-annually for inflation, so that the fees in effect at the time a building permit is issued for each individual building project under the proposed Master Plan would be paid as a condition of getting a permit. The total amount of fees ultimately paid out over the buildout period would, therefore, be higher than \$641,000.

#### **LEVEL OF SIGNIFICANCE AFTER MITIGATION**

The worst case potential impact on school facilities from new employment opportunities associated with the Master Plan project will be mitigated by the payment of the required school impact fees. In order to mitigate cumulative impacts, the BUSD will need to continue to collect fees on new development as allowed by State law and pursue other available funding.

## 6.0 ALTERNATIVES

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### **PURPOSE**

*To promote an understanding of ways to avoid or lessen the significant impacts of a project, the CEQA Guidelines require a discussion of alternatives to a project as proposed. A range of reasonable alternatives to a project, or the location of a project, which could feasibly attain most of the basic objectives of a project need to be considered. The discussion should focus on those alternatives which would avoid or substantially lessen significant impacts of the project and provide a comparison of the merits of each alternative.*

*The comparison of alternatives needs to provide sufficient information about each alternative to allow for meaningful evaluation, analysis, and comparison with the proposed project.*

### **ALTERNATIVES CONSIDERED**

The CEQA Guidelines state that an EIR should briefly describe the rationale for selecting the alternatives discussed. Additionally, any alternatives that were previously considered, but dropped from further consideration, are to be identified in this discussion.

With regard to the feasibility of alternatives and alternative sites, the CEQA Guidelines allow consideration of a wide variety of factors including economic viability, site suitability, availability of infrastructure, general plan consistency, other plans or regulatory limitations, jurisdictional boundaries, and whether an applicant can reasonably acquire or have access to an alternative site.

A requirement of the CEQA Guidelines is an analysis of the "No Project" alternative. This discussion is to reflect the existing conditions and what could occur in the future given existing land use regulations and the capacities of existing infrastructure and service systems.

In addition to the "No Project" alternative, three other alternatives were selected for analysis in this DEIR: (1) a

reduced density alternative; (2) an alternative use for a portion of the project site; and (3) an alternative location.

A reduced density alternative was selected to determine the potential for a reduction in the level of impacts associated with the level of development proposed for the site. Primarily, this alternative has been included to study the effects of reduced development on land use, aesthetics, traffic, air quality, noise and utility services. This alternative includes approximately one-half the amount of development included in the proposed project.

An alternative mix of uses for the property was also selected for analysis. This alternative substitutes medical office uses for the media office uses proposed for the Catalina property. Medical office use is allowed by the Media District Specific Plan on the property. Given the proximity of the Catalina property to the St. Joseph's Medical Center, development of medical office is a logical alternative use for this portion of the property. This alternative was selected for analysis in order to study whether the change in uses would reduce the type and level of impacts associated with the project as proposed.

An alternative location for the development of the proposed media facilities was previously considered by NBC. This alternative location was dropped from consideration as development at this location could not feasibly meet all of the objectives of NBC. As mentioned above, the CEQA Guidelines indicate that any alternatives previously considered should be identified in an EIR. For this reason, a discussion of this alternative location is included.

A description of each alternative follows along with a comparative analysis of environmental effects and a discussion of the ability of each alternative to meet the project objectives.



## Reduced Density Alternative *Description*

This alternative consists of a mix of television and film production and media office uses on the NBC Studios property. The amount of development considered in this alternative is approximately 50% of the maximum amount allowed by the 1.1 FAR density standard in the MDSP. This alternative plan includes four 10-story media office buildings and two new sound stages. Parking would be provided in three parking structures, each with 3-levels of above ground parking. Figure 48 shows the site plan developed for this concept.

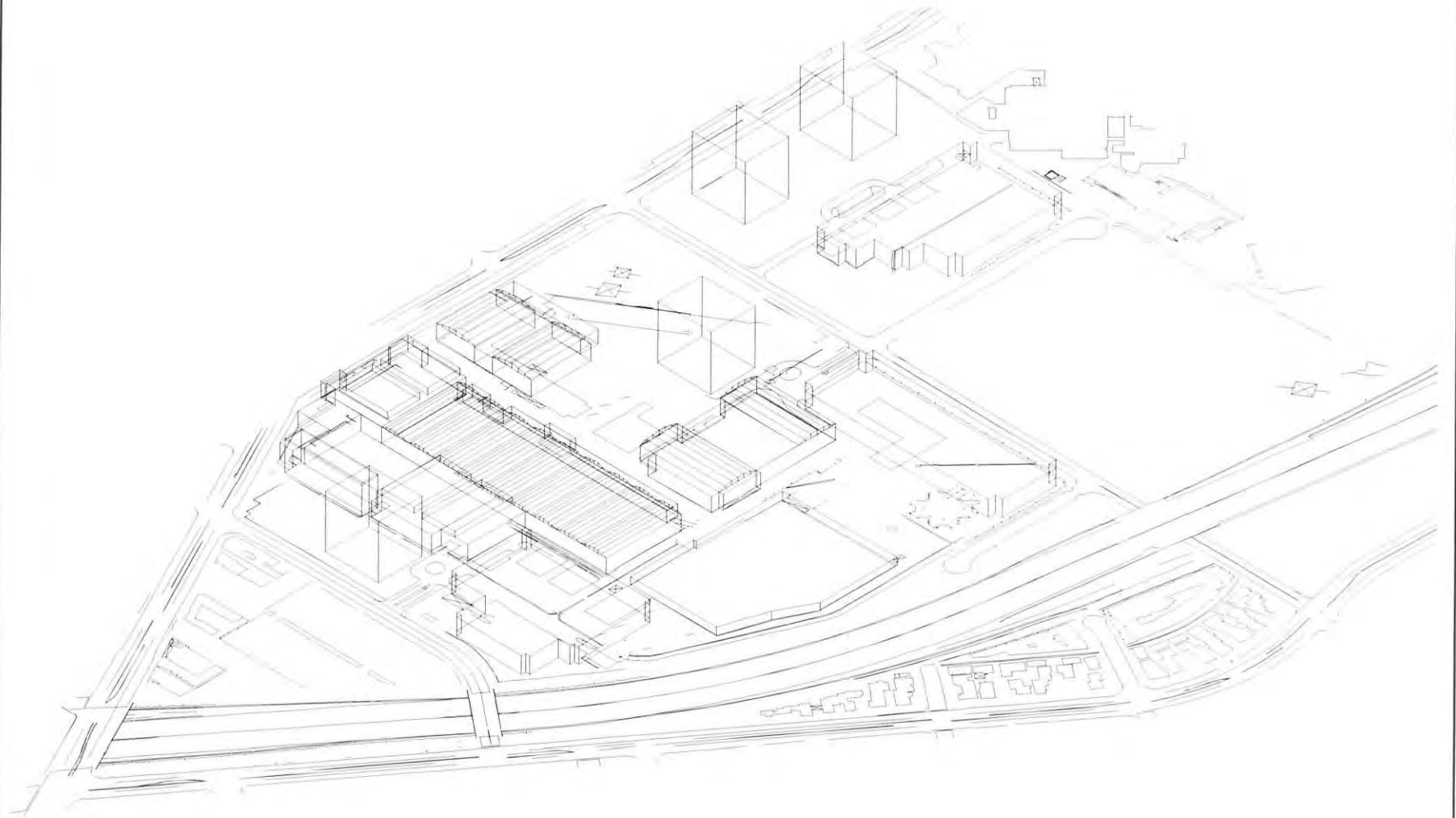
The total amount of new construction included in this alternative is approximately 563,000 square feet on an office equivalent basis. When demolition of existing space is considered, the amount of additional development on the site is 388,000 OEGSF. Implementation of this alternative represents a reduction of development by 861,900 OEGSF, compared to the proposed project of 1.25 million OEGSF.

## *Environmental Analysis*

### **Land Use**

With this alternative, the total amount of development allowed on the NBC Studios property would be less than the proposed project. Implementation of either the proposed project or this alternative would involve removal of some of the existing buildings on the property. The existing buildings which would need to be removed are primarily used as office space and for other studio support uses. Most of the space currently used for surface parking would be removed and replaced by parking structures, media office, sound stages, and studio support facilities. As would the proposed project, this alternative would require the relocation of the existing helistop used by the KNBC news helicopter.

Like the proposed project, this alternative will provide on-site parking in three new parking structures in conformance with the site specific objective in the MDSP for NBC Studios. Overall



Source: Johnson, Fain and Pereira Associates, 1996.

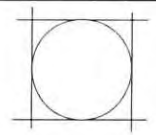


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NBC Studios Master Plan Draft EIR

## REDUCED DENSITY ALTERNATIVE



FIGURE

48

MDSP industrial policies call for compatible land uses with adjacent commercial and nearby residential areas. Both the proposed project and this alternative include proposed uses that are compatible with existing commercial uses, parking and other facilities. The policies of the MDSP require streetscape and landscape elements which promote a pedestrian-oriented environment. The proposed project and this alternative include landscaped plazas and widened sidewalks with street trees, outdoor furniture and lighting for pedestrian interest along California Street, Olive and Alameda Avenues.

This alternative differs from the proposed project in the amount of development proposed overall for the entire site. The proposed project would include four 15-story media office buildings with podiums, six new sound stages and three 6-level above ground (plus 1-level below ground) parking structures. This alternative would reduce the height of the four media office buildings by 5-stories. In addition, these buildings would not have a podium base. In addition, only two new sound stages would be provided. Each new parking structure also would be reduced in size and would consist of 3-levels above ground. Related amenities of this alternative would be similar to the proposed project with widened sidewalks and a new pedestrian plaza and streetscape design for California Street, Olive and Alameda Avenues.

This alternative would meet the MDSP policies for the site with pedestrian amenities as described above and on-site parking facilities. The overall goals of the MDSP are to allow for the continued expansion of media businesses while ensuring compatibility with the adjacent commercial and residential neighborhoods. This alternative and the proposed project meet these MDSP goals. Neither the proposed project nor this alternative would have any significant adverse land use impacts.

**Aesthetics**

This alternative would involve construction of four 10-story media office buildings with no podiums as compared to the four 15-story media office buildings with podiums proposed in the proposed project. Only two new sound stages are included in this alternative as compared to six under the proposed project. Accordingly, the overall mass of buildings under this alternative would be less than the amount proposed under the proposed project. Both this alternative and the proposed project would provide a landscaped plaza and streetscapes for pedestrian interest, as called for in the MDSP for this part of the Media District and the NBC property. The change in the visual character of California Street, Olive and Alameda Avenue would be similar as perceived by pedestrians and motorists on the surrounding streets. Under this alternative, buildings would be situated in the same location as in the proposed project's Illustrative Concept. Streetscape design would include widened sidewalks, street trees and a pedestrian plaza. The reduced height of the proposed office buildings from 15 to 10-stories would be noticeable from throughout the surrounding area.

The office buildings in both the proposed project and this alternative would result in the introduction of additional night time light sources in the area. This alternative would include visitor serving uses that would require nighttime illumination of sidewalks and the pedestrian plaza that would also occur under the proposed project. Therefore, light and glare effects under this alternative would be similar to the proposed project. In either case, proper lighting design would mitigate any potential impacts.

The 10-story media office buildings included in this alternative would cast shorter shadows than the 15-story buildings included in the proposed project. Placement of the buildings would be the same as shown in the Illustrative Concept prepared for the proposed project. As such, the 10-story buildings would have less shadow impacts on surrounding uses.

For example, the multi-family residential units fronting Alameda Avenue at California Street would be partially shaded for a portion of the day during winter by one of the proposed 15-story office buildings. A 10-story building would not shade these multi-family buildings. The parking structure planned on the southeast corner of Bob Hope Drive and Warner Boulevard would shade less of the western edge of Johnny Carson park in the late afternoon during the winter because the structure would be 3-levels shorter than under the proposed project. Neither the proposed project nor this alternative are considered to result in any significant adverse aesthetic impacts.

### **Traffic and Circulation**

The proposed project would generate approximately 10,000 additional daily vehicle trips with 1,400 AM peak hour trips and 1,300 PM peak hour trips. This alternative would generate approximately 3,400 additional daily trips with 412 trips occurring in the AM peak hour and 366 PM peak hour trips. Trip generation would be reduced by approximately 71 percent in the AM and 72 percent in the PM peak periods under this alternative compared to the proposed project. The traffic impacts of this alternative are expected to be reduced by a similar magnitude at study intersections and roadway segments. While this reduction in the number of vehicle trips is substantial, the traffic generated by this proposed alternative would still result in significant impacts at most of the intersections impacted by the proposed project. The mitigation program required would be similar to that of the proposed project. After mitigation, neither the proposed project nor this alternative would have any significant unmitigated traffic and circulation impacts.

### **Air Quality**

This reduced density development alternative would generate approximately 71 to 72 percent less traffic volumes, and as a result, lower air emissions. Even though this alternative would generate fewer vehicle trips, the emissions generated would exceed SCAQMD recommended thresholds of significance. As

with the proposed project, this alternative would be required to implement mitigation measures identified in the MDSP EIR, as well as project specific measures for air quality impacts outlined in this DEIR for the proposed project. Even after implementing all feasible mitigation, this alternative, like the proposed project, would continue to generate a level of emissions greater than the SCAQMD significance thresholds.

#### Noise

Since this alternative would generate less vehicular trips than the proposed project, it is anticipated that the increase in roadway noise from project traffic would be less. Increases in roadway noise levels were not found to be a significant impact of the proposed project. The land use plan for this alternative places buildings and parking structures in the same locations as the proposed project. The existing helistop would be relocated to the top level of one of the parking structures under this alternative and in the proposed project. Therefore, it would be expected that noise generated from the parking facilities would be slightly less, but noise from the helistop would be the same. Neither this alternative nor the proposed project would result in any significant adverse noise impacts.

#### Public Utilities and Services

The infrastructure improvements needed would be similar to those required by the proposed project. This reduced office alternative would result in a smaller demand on the existing public utility systems than the proposed project. Neither this alternative nor the proposed project would have any significant unmitigated impacts associated with public utilities and services.

#### *Relation to the Project Objectives*

Given the changing nature of the media and entertainment industry, NBC Studios has anticipated future expansion of the industry in which substantial new sound stage and media related office capacity is required. As a result, the proposed project was created to meet these needs. This reduced density alternative would partially serve these needs, but would



provide for less sound stage and media-related office space than NBC anticipates will be needed. Thus, this alternative would not fully accommodate long term business needs as anticipated by the applicant. Further, this alternative would probably require the use of off-site facilities in the future to meet additional demands. As a result, employees would travel between the sites conducting daily routines, thereby generating an unknown but potentially significant level of additional traffic and air quality impacts as a result of utilizing an off-site facility to meet demands.

### ***Conclusion***

This alternative would reduce the level of impacts for certain environmental topics for which neither this alternative nor the proposed project will have any significant unmitigated impacts. These areas include land use, aesthetics, shade/shadow, traffic, noise, and public services and utilities. The only topic for which there would be a significant unmitigated impact is air quality. This alternative would result in less air quality impacts than the project, but will not reduce impacts to a level of insignificance. This alternative will not meet long term needs for media office and sound stage space. As a result, it is anticipated that additional facilities would be needed off-site. The use of off-site space would result in potentially significant additional traffic and related air quality impacts as additional trips would be generated between these off-site locations and the main facilities.

### **Medical Office Alternative *Description***

This alternative would locate two medical office buildings on the Catalina site in place of the two media office buildings included in the proposed project. Thus, the NBC property would include two new 15-story media office buildings, totaling about 588,000 OEGSF, on the main NBC Studios property, six new sound stages, associated technical space, staging operations, and production offices, and two new 15-story medical office buildings, totaling approximately 682,000 OEGSF on the Catalina property. The amount of new

development would total approximately 1.4 million OEGSF. Parking would be provided in three new parking facilities, two of which would be 6- levels above ground with 1- level below and one structure with 7- levels above ground and 1-level below. Parking will also be provided in 1-level of the podium in the medical office buildings. Figure 49 illustrates this alternative land use concept.

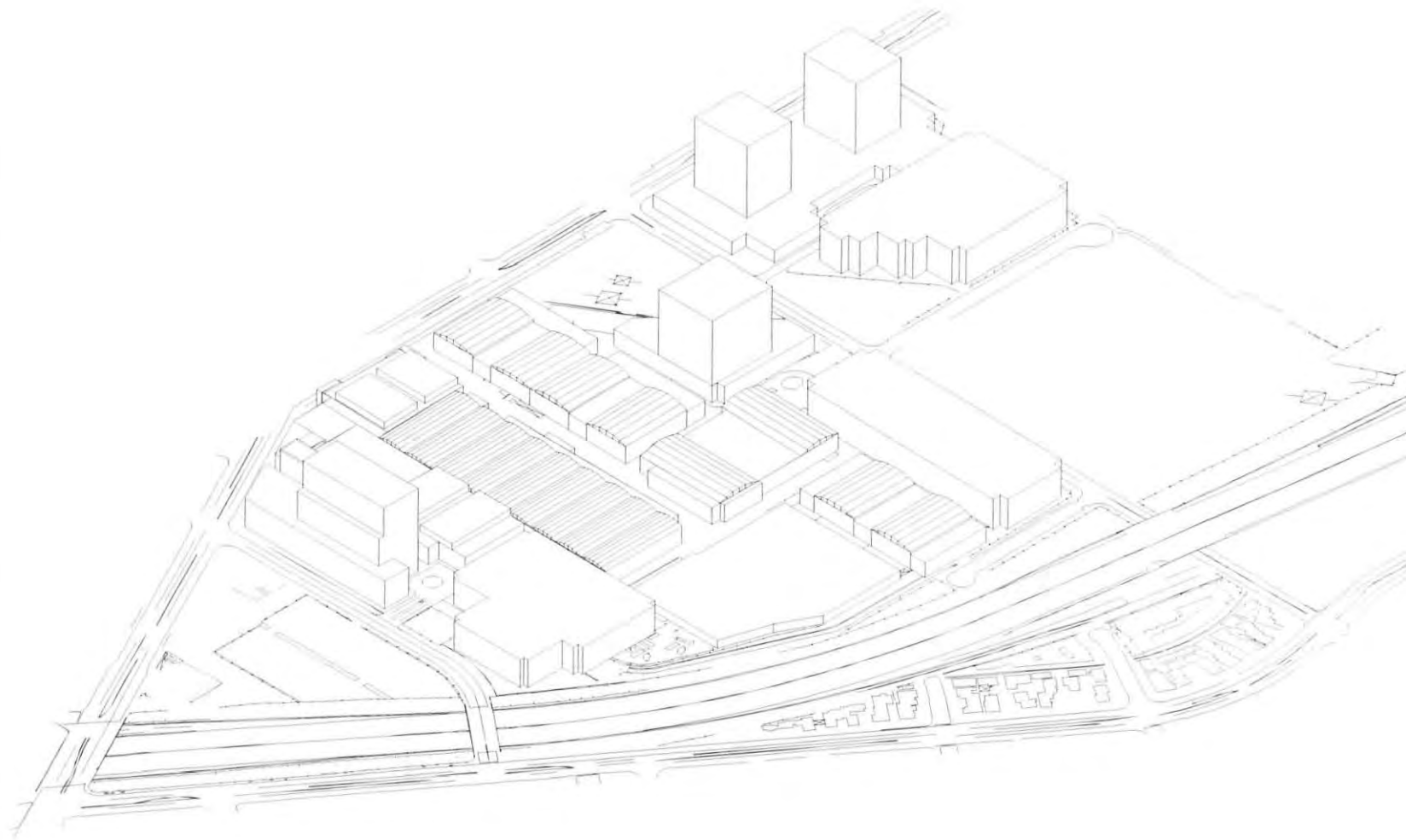
#### Land Use

The land use plan under this proposed alternative would be identical to the proposed project, as shown in Figure 48, and the types of uses would be virtually the same with the exception of the Catalina property. This site would include medical office buildings under this alternative as compared to media office space in the proposed project. The total amount of development and overall density would be the same under this alternative. Thus, this alternative, like the proposed project, would include the maximum amount of density permitted by the MDSP.

Like the proposed project, this alternative land use plan would be consistent with the General Plan and MDSP designations and policies. The height of the four new buildings would be within the MDSP height restrictions for the area. The general placement of buildings would be the same as the proposed project. The only land use difference between this alternative and the proposed project would be the use of the buildings as medical office on the Catalina site as compared to media office. Neither the proposed project nor this alternative would have any significant adverse land use impacts.

#### Aesthetics

Aesthetic effects of this proposed alternative would be similar to the proposed project. This alternative would also provide hardscape and streetscape elements along California Street, Olive and Alameda Avenues. Like the proposed project, this alternative would include widened sidewalks and a pedestrian plaza for public gathering. The building mass along California Street, Olive and Alameda Avenues would be the same as the proposed project, as would the height and bulk of buildings on



Source: Johnson, Fain and Pereira Associates, 1996.



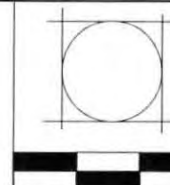
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NBC

NBC Studios Master Plan Draft EIR

## MEDICAL OFFICE ALTERNATIVE



FIGURE

49

the interior of the lot. The views from public vantage points would also be the same as with the proposed project.

Since the placement and height of the buildings would be the same, the media office buildings and parking structures would cast the same shadows as the buildings proposed under the proposed project. However, as with the proposed project, the shadows of these buildings would only affect multi-family residential units northwest of the property during the height of winter for less than two hours in the morning. The perimeter of Johnny Carson Park would experience some shade under both scenarios from the parking structure along Bob Hope Drive in the late afternoon during the winter solstice. Neither the proposed project nor this alternative would have any significant unmitigated aesthetic impacts.

#### **Traffic and Circulation**

The total square footage proposed under this alternative would be slightly more than the proposed project, as allowed by the MDSP. However, this alternative would generate a substantially greater amount of traffic than the proposed project as medical office space generates a greater amount of traffic than media office space. Under this alternative, over 682,000 square feet would be devoted to medical office use. Trips generated by this alternative would include approximately 40,000 additional daily trips with 2,085 AM peak and 3,327 PM peak hour trips. By comparison, the proposed project would generate approximately 33 percent less peak hour trips (with 1,400 AM peak trips) and 61 percent less evening peak hour trips (with 1,300 PM peak hour trips). As a result, peak hour traffic conditions would be substantially worse under this proposed alternative. The level of traffic impacts associated with this alternative would require a greater level of mitigation than the proposed project. It is unknown whether feasible measures are available to fully mitigate the greater level of traffic impacts that would result with this alternative.

**Air Quality**

Since the number of trips generated by this alternative would be greater (approximately 67 and 39 percent greater) on a daily basis when compared to the proposed project, air pollutant emissions would also be greater under this alternative. It is anticipated that this alternative would be required to employ the same and possibly additional mitigation measures as the proposed project to offset air quality impacts associated with implementation of this alternative. This alternative, like the proposed project, would continue to have air quality impacts above the SCAQMD significance threshold even after implementing all feasible mitigation measures.

**Noise**

It is expected that the level of roadway noise associated with this alternative would be greater than the proposed project as the level of traffic would be greater. However, neither this alternative nor the proposed project would have any significant noise impacts.

**Public Utilities and Services**

This alternative would involve approximately the same amount of development as the proposed project, and the placement of buildings would be the same. As such, public services impacts and mitigation measures would be similar under both this alternative and the proposed project. Neither the proposed project nor this alternative would have any significant unmitigated public utilities and services impacts.

***Relation to the  
Project Objectives***

The amount of development under this alternative would be approximately the same as the proposed project. However, this alternative includes use of the Catalina property site for medical office use rather than media office space. As a result, this alternative would provide less media office space than NBC anticipates will be needed in the long term. Thus, this alternative would not fully accommodate the applicant's long-term business needs, and would probably require additional off-site media office space to meet the future needs of the applicant. As a result, this proposed alternative would

generate additional traffic and air quality impacts from employees traveling to an off-site facility.

### **Conclusion**

This alternative would provide less media office space than the proposed project. As such, this alternative does not fully accommodate NBC's future long term needs. Further, this alternative is environmentally inferior to the proposed project as it would result in greater traffic, air quality and noise impacts. The total development under this alternative would be approximately the same as the proposed project. As such, land use, aesthetics, and public utilities and service impacts would be similar. Further, use of an off-site facility to meet the needs of NBC would result in potentially significant additional traffic and air quality impacts.

### **Alternative Location**

This alternative consists of relocating the existing NBC operations and the proposed new facilities to an alternative location in the Playa Vista area of the City of Los Angeles. Prior to submitting an application for the proposed project, NBC considered such a relocation and concluded that its current and future needs would be best served by remaining in the City of Burbank and expanding its operations there. For purposes of CEQA analysis, this relocation alternative remains a viable option if the proposed project is unable to be implemented.

Under this alternative, NBC would occupy a portion of the larger Playa Vista development project which is planned to include entertainment, media and technology uses.

Playa Vista is situated south of Marina del Rey and north of the community of Westchester, as shown in Figure 50. This location is approximately 15 miles west of downtown Los Angeles, four miles south of the City of Santa Monica, and 0.5 miles west of the City of Culver City. Los Angeles International Airport is located less than three miles to the south.





The first phase of development approved for the larger Playa Vista development project includes a 99 acre area planned as the Playa Vista Entertainment, Media and Technology (EMT) District area. This area includes 57 acres occupied by the former Hughes Aircraft/McDonnell Douglas plant. The intent of the district is to allow entertainment uses, including motion picture and television studios, to be built within the Playa Vista project. The EMT District is accessible from Centinela Avenue and Jefferson Boulevard.

The EMT District site currently contains 1.6 million square feet of former aircraft manufacturing and hanger space, some of which is currently leased for motion picture production uses. Under this alternative, NBC would build a 340,000 square foot media office campus within the Playa Vista EMT District. Supplementing this media office campus, NBC's production of film and television programming would be conducted in other facilities in or near the EMT District through NBC leasing production, sound stage and support facilities from other media companies. Under this alternative, NBC Studios would move its entire headquarters and operation facilities from Burbank to Playa Vista. The feasibility of meeting the project objectives with this alternative location is discussed below using the criteria identified in the CEQA Guidelines.

- **Site Suitability**

The EMT District site is relatively flat and suitable for development. Existing development includes industrial buildings within the former Hughes Aircraft/McDonnell Douglas plant site, which was established on this site in the 1940s. Within the plant site there are 22 buildings, 16 of which have been determined to be potential contributors to a historic district. Approximately 11 of these buildings are proposed to be preserved while five are scheduled for demolition. Buildings that will be demolished will be replaced by new buildings for studio/media use. The vacant portions of the EMT

District site will be developed with media office, studio support, and sound stages. These activities are part of the larger Playa Vista project and will occur with or without NBC's participation.

Historically, the land comprising the EMT District has been utilized for a variety of industrial uses related to the aircraft industry. There is some known contamination of groundwater on the site with hazardous materials associated with this historical use of the property. This contamination is currently being remediated. With or without NBC's relocation to this site, applicable federal, state and local regulations will require appropriate environmental remediation.

- **Economic Viability**

After NBC Studios first contemplated relocating to the Playa Vista EMT District, certain federal regulations governing the television industry have been eliminated. As a result, television broadcast companies, including NBC, now have the ability to participate financially in the production and distribution of television programs. Expansion of the existing NBC facilities is needed to provide the additional space needed to meet the increased demand generated by this change in regulations. The proposed 340,000 square foot media office campus site considered in the Playa Vista EMT District would not provide sufficient media office and production space to meet NBC's current and future needs. Also, NBC did not consider building a larger media office project at Playa Vista to be a viable business option. Accordingly, this alternative would require extensive use of media production facilities leased from other companies in or near Playa Vista.

One of the main objectives of the proposed project is to provide flexibility for NBC to respond to changes in the media and entertainment industry as they occur. Development as proposed in this alternative would not provide enough space to meet these demands and, as such, relocation to this alternative site

would not meet this objective. Also, NBC has determined that an extensive reliance on the use of leased facilities in Playa Vista would not be economically feasible compared to an expansion of the existing facilities owned by NBC in Burbank. For these reasons, this Playa Vista alternative will not feasibly meet the objectives of the project.

- **Availability of Infrastructure**

A large portion of the Playa Vista EMT District site has been historically served by public utilities, such as electricity, water and natural gas. The first phase development of the Playa Vista Master Plan proposes to include a wastewater reclamation facility, organic recycling facility and materials recovery facility. If these facilities are not constructed as part of first phase development, there are utilities available in the area which could be upgraded to serve new facilities. Accordingly, there is adequate infrastructure available to support this alternative.

- **General Plan Consistency**

The Playa Vista Master Plan First Phase Development project is within the Westchester-Playa Del Rey District Plan of the City of Los Angeles General Plan. The District Plan includes the Playa Vista Area D Specific Plan, in which the EMT District is located. This Specific Plan was adopted in conjunction with annexation of the area to the City of Los Angeles in February 1986. The proposed NBC media campus in the EMT District would be consistent with the zoning designations for the property.

- **Other Plans or Regulatory Limitations**

With the proposed project, NBC Studios will implement several programs and project features to reduce regional demand and VMT in order to achieve vehicle mile trip (VMT)

reductions in accordance with the SCAQMD Rule 2202 and the City of Burbank's Media District Specific Plan. The measures proposed would reduce the total number of trips generated on a regional basis and reduce the length of those trips which are generated. It is anticipated that a relocation to Playa Vista would entail similar VMT reduction measures. However, because this alternative will require extensive use of leased facilities, travel between the main media office campus and the leased facilities could result in greater traffic demand and VMT than would the proposed project.

- **Jurisdictional Boundaries**

The Playa Vista EMT District site is located within the City of Los Angeles. Therefore, the lead agency, the City of Burbank, has no jurisdiction over the proposed NBC media campus site. The project would require review and approval by the City of Los Angeles. The delay that would result if NBC had to seek approval for this alternative would substantially impede NBC's objective of meeting its immediate need for additional sound stages and media office space.

- **Can the Proponent Acquire, Control or Have Access to the Alternative Site (or is Alternative Site Owned By Proponent)**

NBC Studios does not own any portion of the proposed Playa Vista EMT District site. At this time, however, it is believed that a portion of the site could be leased or purchased by NBC.

- **Environmental Impacts**

Environmental review of the Playa Vista EMT District has been conducted by the City of Los Angeles. This documentation included an addendum to a previously certified EIR for the first phase project at Playa Vista and a Mitigated Negative Declaration for the portion of the project not addressed in the first phase EIR. Mitigation measures have been adopted to



mitigate all environmental impacts identified to a level considered less than significant, with the exception of the air quality impacts associated with the construction and operation of the project.

## **Conclusion**

For the reasons stated above, this alternative is not preferred over the proposed project. Most of the environmental impacts of developing the proposed project in Burbank and this alternative location in the Playa Vista EMT District can be largely be mitigated to a level considered to be less than significant. The air quality impacts of development in either location is considered significant as the level of air emissions generated is above the level of significance identified by the SCAQMD, and cannot be feasibly mitigated to fall below this threshold. The likely use of leased media office space could increase the number of daily trips associated with NBC's studio operations in the area while reducing the effectiveness of the trip reduction and other mitigation programs that are planned to reduce project and regional traffic and related air quality impacts. For these reasons, this alternative location is not considered to be environmentally superior to the proposed project.

The cost of maintaining and operating off-site leased facilities could affect NBC's ability to cost effectively compete in the media industry. Also, this alternative would limit NBC's flexibility to respond to changes in the industry. For these reasons, this alternative location would not feasibly meet the project objectives.

## **No Project Alternative**

The CEQA Guidelines require that a "no project" alternative be evaluated in an EIR. The Guidelines further state that the "no project" analysis should discuss what would reasonably be expected to occur in the foreseeable future if the project was not approved, based on current land use regulations and plans.



Under the "no project" alternative, the Master Plan proposed by NBC would not be approved by the City of Burbank as a Planned Development and the future use and further development of the property would continue to be regulated under the standards of the MDSP. If this occurred, two possible scenarios could result. First, NBC would remain at its current location and conduct further site development in a piecemeal basis in conformance with the development standards contained in the MDSP. Second, NBC could sell the existing site and relocate to another location in the region. Under this second scenario, the existing NBC facilities would be demolished and a new project built on the site. Further analysis of this scenario would be speculative at this time based on the amount of information available at this time. Redevelopment of the current NBC site at the maximum density allowed by the MDSP would, however, likely result in significant air quality and traffic impacts as well as other significant impacts that it may or may not be feasible to mitigate.

Under the first scenario, potential impacts are able to be analyzed at this time. The remainder of this analysis of the "No Project" alternative examines this scenario.

## *Environmental Analysis*

### **Land Use**

New development on the NBC Studios property would be allowed under the standards and regulations of the MDSP. It is likely that new development planned to meet the needs of NBC Studios would occur on a building by building basis, as it has in the past.

The NBC Studios property is zoned Media District Industrial. Media related uses and buildings including media office buildings, sound stages, warehouse and workshops would be permitted throughout the NBC Studios property. The maximum amount of development that could occur on the site would be unchanged as the proposed Master Plan includes the maximum amount of development allowed by the MDSP. The

development that could occur on the NBC Studios property without the proposed project would still need to conform to the site specific objectives and the development standards of the MDSP. These standards include the provision of on-site parking and landscape setbacks, plazas and streetscape features around the perimeter of the property promoting a pedestrian oriented environment. Development of media office space could occur in different locations and intensities throughout the NBC Studios property.

Overall use and further development of the NBC Studios property could continue under the existing development regulations. As proposed, the NBC Studios project is consistent with the goals of the general plan and MDSP. Future development under the currently applicable regulations could be similar in nature. Development of the site over time through individual building projects would be less coordinated.

#### **Aesthetics**

Under this alternative, all future development occurring would be subject to existing development standards. The City's standards have been developed to promote compatibility with adjacent and nearby uses, particularly residential uses. Accordingly, no significant aesthetic impacts are anticipated to result from allowing the properties to develop under the existing development standards. Massing of the buildings on the NBC Studios property could be different than that proposed.

#### **Traffic and Circulation**

Traffic impacts with this alternative would be dependent on the ultimate intensity of development occurring on the NBC Studios property. The opportunity to comprehensively analyze these impacts and provide mitigation would not be provided if development occurred incrementally over time. If the site is ultimately developed to the level allowed by the MDSP, then traffic and circulation impacts and mitigation measures would be similar to those anticipated for the proposed project.

**Air Quality**

The level of emissions from vehicle trips would be directly related to the intensity of development ultimately occurring. As with traffic, incremental development would make it more difficult to provide a comprehensive and effective mitigation program. If the site is ultimately developed to the level allowed by the MDSP, then air quality impacts and mitigation measures would be similar to those anticipated for the proposed project.

**Noise**

The primary potential noise impacts associated with the proposed project are associated with the proposed parking structures. Development of similar intensities would likely require parking structures similar to those included in the project. Due to the location of the sound stages and other production areas in the interior of the property, structures would likely be located near the edges of the lot closer to media office buildings. Noise impacts would likely be similar to those of the proposed project.

**Public Utilities and Services**

It is not anticipated that incremental development of further facilities on the NBC Studios property would result in impacts to utilities and services any different than those associated with the proposed project. Mitigation is provided for all impacts of the proposed project. Impacts could also likely be mitigated if analyzed and considered on a project by project basis.

***Relation to the  
Project Objectives***

The proposed project allows for the comprehensive planning of the property. This level of planning allows for NBC's business goals, including the need to build new facilities to meet the changing demands of the industry, to be met in an orderly manner. Development of the site on an incremental basis would make it more difficult to achieve this goal, as well as the other goals and objectives set for the proposed project.

## Conclusions

The "no project" alternative would allow continued use and development of the NBC Studios property under applicable development regulations. Development would occur incrementally over time on an individual project basis. The total amount of development ultimately occurring on the NBC Studios property could be more or less than the amount under the proposed project. The opportunity to provide comprehensive and effective mitigation programs would be less with this alternative. In addition, the ability to meet all of the project objectives would be less.

## SUMMARY

As discussed in the introduction to this section, the CEQA Guidelines require that the discussion of alternatives to a project, or the location of a project, focus on those alternatives which can feasibly attain the basic objectives of the project while avoiding or reducing the significant impacts of the project as proposed. The table below provides a summary of the alternatives discussed in this section in relation to environmental impacts and the ability to meet the project objectives.

**Alternatives Summary**

	Reduced Impacts	Significant Impacts Avoided or Substantially Lessened	Additional Impacts	Env. Superior	Meet Project Objectives
Reduced Density	Yes*	Yes*	No	Yes*	No
Medical Office	No	No	Yes	No	No
Alternative Site	No	No	Possibly	No	No
No Project Alternative	Possibly	Possibly	Possibly	Possibly	No

\* Solely at the current NBC location. Significant impacts at other locations may occur.

**Reduced Density Alternative**

By reducing the overall intensity of media facilities developed on the site, traffic and air quality impacts would be reduced, but air quality impacts would still be significant. As the level of impacts at this location would be reduced, this alternative is considered to be environmentally superior. However, the objectives of the project would not be met by this alternative because NBC's anticipated needs for additional media facilities would not be fully met. Ultimately, this alternative would require the use of off-site facilities, the impacts of which are cannot be determined at this time, but which may be significant.

**Medical Office Alternative**

This alternative provides medical office buildings on the Catalina property site. This change would not reduce the level of land use, aesthetics, or public utilities and service impacts of the project. Traffic generated under this alternative would be significantly greater by 67 and 39 percent in the AM and PM peak hour periods, respectively. Air quality and noise, consequently, would also be worse under this alternative due to greater traffic generated. With this alternative, height and bulk of the buildings would be the same as the proposed project with similar densities. The project objectives would not be fully met as there would be less space provided for media office use. As such, this alternative does not accommodate NBC's future long-term needs. The proposed project would be the preferred development scenario.

**Alternative Site**

The alternative site considered would not substantially reduce the impacts of the project and could result in the generation of additional traffic and related air quality impacts in the region. The objectives of the project would not be met and the economic efficiency of NBC Studios' operations would be adversely affected. As such, this alternative is not preferred over the proposed project.

**No Project Alternative**

With the "no project" alternative, use and further development of the NBC Studios property could continue under the existing

land use regulations. NBC Studios could continue to develop the property incrementally in the absence of a master plan. The ultimate amount of development might be more or less than the proposed project. Depending on the amount, type and location of development occurring, impacts may be more or less. It is unlikely that the significant impacts of the project would be avoided. Piecemeal development of the property would not meet the objectives of NBC Studios nor the goals of the City to comprehensively plan for development of the property. Comprehensive planning will allow NBC Studios to expand while responding to current and future needs. A comprehensive plan will be responsive to the rapidly changing nature of the media and entertainment industry. A comprehensive approach to on-site development would be preferred to a piecemeal approach.



## 7.0 GROWTH INDUCING IMPACTS

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### INTRODUCTION

The California Environmental Quality Act (CEQA) requires a discussion of the ways in which a project could foster economic growth, population growth, or the construction of additional housing in the surrounding area. Induced growth is distinguished from the direct employment, population, or housing growth as being the secondary or indirect growth associated with direct growth. A project may induce growth by removing obstacles to growth or by creating an amenity or facility that attracts new population or economic activity. The growth inducing potential of a project would be considered significant if it accommodated additional growth beyond which is permitted by projections or planning policies. Growth at the local level is predominately controlled by the local politics of growth in each jurisdiction.

### ANALYSIS

The NBC Master Plan project would not result in the removal of any obstacles to growth in the City of Burbank. NBC Studios is located within Burbank's Media District, an already urbanized area. Some improvements are planned to the circulation and public systems in the area to mitigate the impacts of the project. Public service and utility providers considered the buildout of the Media District at the time the Media District Specific Plan was adopted. The improvements needed to accommodate the project will not create the capacity for any additional growth beyond that already anticipated in the City of Burbank's planning programs.

The proposed Master Plan will allow the development of additional media facilities on the NBC Studios property consistent with the goals, policies, objectives and development standards included in the City's General Plan and the Media District Specific Plan. This development has been previously considered in the City's growth projections and land use planning efforts.

The Master Plan will generate an estimated 4,300 employment opportunities. This growth in jobs is consistent with local and regional projections. A secondary demand for housing in the area may occur if these new employees relocate from outside the area. Assuming that new employees will reside in the Los Angeles metropolitan area, housing with a wide variety of prices will be available to future project employees.

Given the consistency of the project with local and regional plans, no significant growth inducing impacts are anticipated.

## 8.0 MITIGATION MONITORING PROGRAM

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### **PURPOSE**

*The Mitigation Monitoring Program (MMP) has been prepared in conformance with Section 21081.6 of the California Environmental Quality Act. It is the intent of this program to (1) verify satisfaction of the required mitigation measures of the EIR; (2) provide a methodology to document implementation of the required mitigation; (3) provide a record of the Monitoring Program; (4) identify monitoring responsibility; (5) establish administrative procedures for the clearance of mitigation measures; (6) establish the frequency and duration of monitoring; and (7) utilize existing review processes wherever feasible.*

### **INTRODUCTION**

The Mitigation Monitoring Program describes the procedures the applicant will use to implement the mitigation measures adopted in connection with the approval of the project and the methods of monitoring on such action. A Monitoring Program is necessary only for impacts which would be significant if not mitigated. The following consists of a monitoring program table noting the responsible agency for mitigation monitoring, the schedule and a list of all project-related mitigation measures.

**PROJECT MONITORING CHECKLIST  
(CEQA Mitigation Measures)**

PROJECT NAME NBC Studiso Master Plan FILE NUMBERS \_\_\_\_\_

APPROVAL DATE \_\_\_\_\_ ENVIRONMENTAL \_\_\_\_\_

All of the Conditions of Approval required for this project are consolidated on this checklist for the purpose of monitoring them for completion as a part of the project approval process. Each responsible department/division will assign a deadline for completion of the conditions it has required. Numbers of conditions are entered in the appropriate column. A signature at each point in the approval process indicates completion of conditions required by a responsible department/division at that point in time. Final approval for C of O must be obtained from the Planning Division.

RESPONSIBLE DEPARTMENT/ PARTY	I DEMOLITION	II DURING DEMOLITION	III GRADING	IV BUILDING PERMIT	V DURING CONSTRUCTION	VI CERTIFICATE OF OCCUPANCY	VII OTHER	VIII ONGOING
Building Division				38, 39, 40, 41, 42, 43, 44, 46, 47, 48, 49, 50, 52, 53, 55, 56, 57, 58, 73, 77, 78, 79, 80, 81, 82, 83	45, 51, 54, 59, 60	41, 49, 53, 54, 61, 74, 75, 76		
Public Works Department				35, 36, 37, 66, 67, 68, 69, 70, 71, 72, 73, 74				6, 7, 8, 9, 10, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27
Burbank Unified School District				84				
Parks and Recreation								
Public Service Department				62, 63, 64, 66, 67, 68			65 <sup>a</sup>	

<sup>a</sup> In Water Facility Master Plan

**Table 54 (cont.)**  
**PROJECT MONITORING CHECKLIST**  
**(CEQA Mitigation Measures)**

PROJECT NAME Warner Bros. Studios Main and Ranch Lot Master Plans FILE NUMBERS \_\_\_\_\_

APPROVAL DATE \_\_\_\_\_ ENVIRONMENTAL \_\_\_\_\_

RESPONSIBLE DEPARTMENT/ PARTY	I DEMOLITION	II DURING DEMOLITION	III GRADING	IV BUILDING PERMIT	V DURING CONSTRUCTION	VI CERTIFICATE OF OCCUPANCY	VII OTHER	VIII ONGOING
Planning Division				1, 2, 3, 4, 5, 32, 33, 34		32, 33, 34		
OTHER JURISDICTIONS:								
City of Los Angeles								11, 12, 13, 15, 28, 29, 30, 31
Caltrans								14, 15, 25, 26 35
County of Los Angeles				72				15
Regional Water Quality Control Board (RWQCB)				75, 76				

## MITIGATION MEASURES

### Land Use

1. Individual building projects occurring under the Master Plan will be subject to review for consistency with height and setback requirements along with detailed parking, landscape, lighting, sign and other applicable development standards.
2. Buildings on the Catalina property site shall be built to avoid interference with the 4MC Satellite licensed communication path, as shown in Figure 24. The table provided below includes building setback and height criteria to clear antenna line of sight to licensed satellites. For example, a 15-story (197.1 foot) building shall be setback 65 feet from the property line to avoid blocking the 4MC licensed satellite communication path.

Setback from Property Line	Building Height to Clear Antenna Line of Sight
15	165.0
20	168.2
25	171.4
30	174.6
35	177.9
40	181.1
45	184.3
50	187.5
55	190.7
60	193.9
65	197.1

3. The planned relocation of the existing helistop shall be subject to all necessary reviews by the Federal Aviation Administration and the California Department of Transportation Aeronautics Program and shall comply with any conditions imposed as a result of these reviews.

### Aesthetics

4. Prior to issuance of building permits for individual buildings on the NBC Studios property, the development



shall obtain the City of Burbank's approval of each building design to ensure consistency with the design guidelines contained in the MDSP including, but not limited to, the following:

- The scale of building elements should be carefully related to adjacent pedestrian areas and buildings. Buildings should be designed so that the height and massing contributes to human-scaled pedestrian walkways along major public streets.
  - Arcades, canopies, non reflective paving and artificial illumination shall be utilized to overcome the problem of glare to the extent possible. Building elevations with 50 percent or more of the building surface in glass or other reflective materials shall be limited to a maximum of 15 percent reflectivity for these materials. Building elevations with less than 50 percent of the building surface in glass or other reflective materials shall be limited to a maximum of 20 percent reflectivity for those materials.
  - Proportion of buildings and components of buildings should, to the greatest extent possible, relate to dominant patterns in the immediate visual environment.
  - To lessen the appearance of excessive bulk, the following techniques may be used: varying the planes of the exterior walls in depth and/or direction; varying the height of the building so that it appears to be divided into distinct massing elements; articulating the different parts of a building's facade by use of color, arrangement of facade elements; and using landscaping to lessen the impact of an otherwise bulky building.
5. Prior to issuance of building permits on the NBC Studios property, the project applicant shall adhere to the development standards contained in the Media District Specific Plan that include, but not limited to the following:
- All setbacks and non paved areas shall be landscaped.
  - Trees shall be planted in areas of public view adjacent to and along side and rear building lines. All required trees shall be a 24-inch minimum box size.
  - Combinations of berming, landscaping, walls, and buildings shall be used to screen loading areas, storage areas, trash enclosures and utilities from public view.

The landscaping shall be of adequate maturity to reach the height and density sufficient to provide the necessary screening within 18 months of installation.

- All landscaping planters shall have a minimum height of five (5) feet
- Parking structures require unique design considerations due to the fact they can significantly contribute to the building bulk on a site. The following requirements apply only to parking within above ground parking structures:
  - The exterior elevations of parking structures shall be designed to minimize the use of blank concrete facades. This can be accomplished through the use of textured concrete, planters or trellises, or other architectural treatments.
  - Parking structures or that portion of a building used for parking shall be designed to substantially screen automobiles contained therein from the public view. The facade of any parking structure shall be designed so it is similar in color, material, and architectural detail with the building which it serves for parking.
- Walls and fences shall be designed to complement the buildings architecture and that of adjacent fences and walls through the use of similar materials and construction details.
- Where long fences or wall surfaces are required, periodic articulation or change of material shall be used to prevent monotony. Undifferentiated wall lengths shall be no longer than 100-feet.
- Identification signs are allowed on no more than two opposite elevations with a design that consists only of a logo or individual letters. No roof signs are allowed.
- All project lighting should be designed to eliminate glare onto adjacent properties.
- Carports, garages, parking areas, and driveways shall contain security lighting.
- Low-level architectural lighting of the buildings and landscaped areas is encouraged.
- The design of light standards shall be encouraged to be compatible with building architecture and adjacent light standards in the public right-of-way and within adjacent projects.

- Primary pedestrian walkways shall be lighted for pedestrian safety.
- Energy conservation shall be an important consideration in nighttime lighting plans. Plans for the design and operation of lighting and illumination shall be developed consistent with the latest technical and operational energy conservation concepts.

## Traffic and Circulation

6. **Alameda Avenue/Olive Avenue** -- Assure that the programmed City improvements to this intersection are installed by completion of Phase I project.  
(City of Burbank)
7. **Alameda Avenue/Victory Boulevard** -- Connect this traffic signal to the Burbank Citywide signal control system. Additionally, restripe the southbound approach and install parking prohibitions at approximately 10 spaces to permit the installation of dual left-turn-lanes at this intersection. (City of Burbank)
8. **Bob Hope Drive and Eastbound Ventura Freeway Off-ramp** -- Install a traffic signal at this location and interconnect this signal to the signal at Bob Hope Drive and Riverside Drive at the time of installation.  
(City of Burbank, CalTrans)
9. **Riverside Drive and Bob Hope Drive** -- Remove up to 10 parking spaces and restripe Bob Hope Drive to provide a southbound left-turn pocket and a left/through/right shared lane. Modify the signal to provide opposed north-south phasing. (City of Burbank)
10. **Riverside Drive and Buena Vista Street/Ventura Freeway Ramps** -- Remove approximately twelve parking spaces and restripe southbound Buena Vista Street to provide: one left-turn-only lane; one through lane to the eastbound Ventura Freeway; one shared lane for the eastbound freeway, Riverside Drive and the westbound freeway; and an exclusive right-turn lane for the westbound freeway.

Modify the signal to provide separate northbound and southbound left-turn phases in place of the existing opposed phasing. (City of Burbank, CalTrans)

11. **Barham Boulevard/Forest Lawn Drive/Lakeside Plaza Drive** -- Remove approximately 11 parking spaces, modify the Lakeside Plaza Drive median and restripe the westbound and eastbound approaches to provide dual left turn lanes, one through lane and one right-turn-only lane westbound, and dual left turn lanes, one through lane, one through/right shared lane and one right-turn-only lane eastbound. Modify the signal equipment to eliminate the eastbound and westbound opposed phasing and provide a southbound right-turn phase. Modify islands and restripe Barham Boulevard to provide a right/through shared optional lane in place of the northbound right-turn-only lane. (City of Los Angeles)
12. **Barham Boulevard/Cahuenga Boulevard (East)** -- Widen the southbound approach to provide a separate right-turn-only lane. (City of Los Angeles)
13. **Cahuenga Boulevard (West)/S/B Hollywood Freeway Ramps** -- Convert the southbound right-turn only lane to a shared right/through/left lane.  
(City of Los Angeles)
14. **SR-134 Media District Ramps** -- In order to enhance regional access to the Media District, two new access ramps for the Ventura Freeway were included in the City-wide Development Fee Nexus Study. These ramps will provide additional westbound on-ramp access to the Ventura Freeway from Alameda Avenue (at the existing westbound off-ramp location near Cordova Street) and an eastbound off-ramp to Hollywood Way, north of Riverside Drive.  
(City of Burbank, CalTrans)

15. **Barham/Cahuenga Corridor Improvements** -- The Barham Boulevard/ Cahuenga Boulevard Corridor has been the subject of numerous improvement proposals over the course of the last decade, including those most recently provided in the Barham/Cahuenga Corridor PSR, dated May 18, 1994. This "bottleneck" route constitutes the greatest transportation constraint in the project vicinity, and improvements to these facilities are imperative in order to effectively serve the existing and anticipated future demand in the area. To this end, Barham Boulevard between the City of Burbank and Cahuenga Boulevard East is proposed to be substantially improved through a series of potential widenings and/or demand reduction measures. Further, the Barham Boulevard Bridge is being considered for widening with associated approach improvements to Cahuenga Boulevard East and Cahuenga Boulevard West constructed as well. Additionally, the intersection of Cahuenga Boulevard and the southbound Hollywood Freeway ramps (north of Barham Boulevard) is being considered for improvements. The improvements to this corridor are the subject of a separate study and will be the subject of a separate EIR. The resulting improvements will be designed to enhance regional mobility through improvements which both reduce local congestion and improve access on the regional transportation system. A separate set of potential improvements are recommended below to address project impacts should the overall program not move forward. (Cities of Los Angeles and Burbank, County of Los Angeles, CalTrans)
16. **Burbank Citywide Signal Control System** - - As part of the Infrastructure Blueprint, the City of Burbank is implementing a traffic signal control system. Through payment of Community Facilities Fees, the project will contribute to this system. The control system allows for the dynamic retiming of signal systems in response to actual demand. This system can adjust to traffic flows to provide

better progression patterns (i.e. adjust the signals so green phases are provided during the time when the most cars are arriving). A similar system in the City of Los Angeles has been shown to improve capacity by at least seven percent and reduce stops and delay by even greater percentages. The City of Burbank system has conservatively been assumed to provide a five percent capacity increase at the locations specified in this section.

This system will also have other benefits. In particular, it will allow for queue management. By altering timing patterns, the length of queues waiting for the green phase can be reduced. The program of signal equipment improvements accompanying this signal coordination system can also improve conditions. For instance, left-turn phases can be added where they are warranted. Further, more efficient signal phasing, such as protective/permissive left-turn phasing, can be implemented. This type of phasing allows most turns to be made on a "green ball", but provides a left-turn arrow if queues start to build.

The City Traffic Engineer should be given the ability to direct Community Facilities Fees to appropriate signal system improvements. Specifically, fees paid by NBC Studios for Master Plan projects should be available for installation of control system equipment, signal turn phasing equipment and localized restriping and flaring to improve queueing capacities at intersections within the project study area. Decisions regarding the implementation of these improvements should be based on actual traffic conditions as they evolve over the life of the project (City of Burbank).

17. **Olive Avenue/First Street** - - Remove up to five parking spaces and restripe Olive Avenue to provide a left-turn



only lane, two through lanes and a right-turn only lane in the westbound direction. (City of Burbank)

18. **Alameda Avenue/Pass Avenue** -- Connect this traffic signal to the Burbank Citywide Signal Control System.  
(City of Burbank)
19. **Hollywood Way/Alameda Avenue** --Connect this traffic signal to the Burbank Citywide Signal Control System. Additionally, if the westbound Ventura Freeway on-ramp from Alameda Avenue opposite Cordova Street is not yet constructed, widen Alameda Avenue to convert the westbound right-turn-only lane to a through/right shared lane to serve the existing on-ramp west of Hollywood Way.  
(City of Burbank)
20. **Alameda Avenue/Olive Avenue** -- No improvements are required beyond the Phase I improvements.  
(City of Burbank)
21. **Alameda Avenue/Buena Vista Street** -- Connect this signal to the Burbank Citywide Signal Control System. In addition, revise the programmed improvements at this intersection to provide one left-turn lane, two through lanes, and a right -turn lane in the westbound direction and one left-turn lane, two through lanes, and one through/right-turn shared lane in the eastbound direction.  
(City of Burbank)
22. **Alameda Avenue/Victory Boulevard** -- No improvements are required beyond the Phase I improvements.  
(City of Burbank)
23. **Alameda Avenue/Lake Street** -- Connect this traffic signal to the Burbank Citywide signal control system.  
(City of Burbank)

24. **Riverside Drive and Bob Hope Drive** -- No improvements are required beyond the Phase I improvements.  
(City of Burbank)
25. **Bob Hope Drive and Eastbound Ventura Freeway Off-ramp**  
-- No improvements are required beyond the Phase I improvements.  
(City of Burbank, CalTrans)
26. **Riverside Drive/Buena Vista Street/Ventura Freeway Ramps** -- No improvements are required beyond the Phase I improvements. (City of Burbank, CalTrans)
27. **Hollywood Way/Olive Avenue** -- Remove approximately twelve parking spaces and restripe the eastbound approach to provide dual left-turn lanes. (City of Burbank)
28. **Barham Boulevard/Forest Lawn Drive/Lakeside Plaza Drive** -- No improvements are required beyond the Phase I improvements. (City of Los Angeles)
29. **Barham Boulevard/Cahuenga Boulevard (East)** -- No improvements are required beyond the Phase I improvements. (City of Los Angeles)
30. **Barham Boulevard/Cahuenga Boulevard (West)** --  
Remove approximately twelve parking spaces and restripe the eastbound approach to provide dual left-turn lanes.  
(City of Los Angeles)
31. **Cahuenga Boulevard (West)/S/B Hollywood Freeway Ramps** -- No improvements are required beyond the Phase I improvements. (City of Los Angeles)
32. **Transportation Management Program** - A Transportation Demand Management (TDM) program shall be prepared for the project which can achieve a minimum reduction 15

percent reduction in peak hour trips. Reduction of regional impacts will require that the longest vehicle trips, which contribute the most to regional VMT and congestion, be targeted by this TDM program. Programs that most effectively reduce longer trips should be emphasized. The following is a menu of potential TDM program measures, from which a program that achieves the minimum 15 percent peak hour project trip reductions can be constructed. The following potential TDM measures shall be evaluated during the formulation of this program and incorporated into the TDM program as appropriate:

- **Media District TMO Membership** - Assistance with achieving trip-reduction goals through TMO-operated programs such as the Metrolink Shuttle (described in the Existing Transit section of this document), which is marketed by and was originally operated by the TMO.
- **On-Site TDM Coordinator** - A trained Transportation Coordinator responsible for the development, implementation, marketing, and evaluation of the project trip-reduction programs.
- **Centralized TDM Office** - A centrally located office under the direction of the Transportation Coordinator, and an appropriately sized staff to provide one-stop commute planning services.
- **Public Transit Program** - Personalized route information; distribution of schedule information; on-site sale of transit passes; subsidies for the use of transit; coordination with local transit operators to enhance service to the site, including convenient, attractive stop locations; and development of NBC Studios or TMO-operated shuttles to local transit hubs.
- **Personalized Rideshare Matching** - In-house matching system to create NBC Studios carpools or vanpools, or assistance in obtaining matching information from the regional database.
- **Vanpool Program** - Studio operated or employee-owned vanpool service and vanpool fare subsidies; shared vanpools with adjacent employers such as Disney Studios and Warner Bros.
- **Parking Management** - Preferential parking locations and convenient pick-up/drop-off locations for carpools and vanpools.

- **Non-Vehicle Commuting Program** - Safe and secure bicycle storage areas, and shower and clothes locker facilities; monetary incentives to encourage bicycling and walking to work; and loaning of company bicycles.
  - **Guaranteed-Ride-Home Program** - System to transport TDM participants in case of daytime emergencies or unexpected overtime.
  - **Child Care Facility** - Facilities with convenient access from project worksite.
  - **Adjustable Work Hours** - Programs which allow employees to change to a new fixed schedule in order to participate in rideshare arrangements.
  - **Compressed Work Weeks** - Programs which allow employees to work fewer but longer days (e.g., 4/10 and 9/80 programs), to reduce the number of days per week each employee commutes.
  - **Telecommuting Program** - Programs which allow employees to work at home or satellite centers at least one day per week, to reduce the number of days per week each employee commutes.
  - **Promotional Programs** - Events that include direct involvement of upper-level studio management, to show NBC Studios' commitment to the program.
  - **Merchant Incentives** - Discounts at local shops and restaurants for TDM program participants.
33. **Delivery Management System** - The project has deliveries which emanate from throughout the region. A system of tracking vendor deliveries will be put in place, to move deliveries outside of peak travel times, utilize local vendors and consolidate deliveries whenever possible.
34. **Business Trip Reductions** - In order to reduce trips by both NBC Studios employees and visitors to the project, the new office facilities will have access to advanced alternatives such as teleconferencing facilities. Employees will also be encouraged to "bundle" off-site meetings and visits by outside persons whenever possible to reduce the total number of trips and VMT.

35. **Signalize Main California Street Driveway** - - As part of the related project located opposite the project site on California Street, a new signal located approximately midway between Alameda Avenue and Riverside Drive is proposed. The main driveway for the parking structure along California Street and the other project's driveway at this location should be aligned with each other to the satisfaction of the City traffic engineer. The project should participate in the funding for the installation of this new traffic signal. Funding participation would include reimbursement for up to half the cost of the signal if it is installed by others. If the signal is not installed by others at the time that 300 parking spaces with direct access to California Street are completed, the project would install this signal with provisions made for appropriate reimbursements. Signal installation should include interconnection with the proposed California Street and Olive Avenue signal.
35. **Signalize the California Street and Olive Avenue Intersection** - - This intersection is proposed for signalization by others. If the signal is constructed by others, the project should provide reimbursement for up to half the cost of the signal installation. If this intersection is not signalized by others at the time that 300 parking spaces with direct access to California Street are completed, then the project should install a signal at this intersection, with provisions made for the appropriate reimbursements. Signal installation should include interconnection with the existing signal at the intersection of Olive Avenue and Alameda Avenue.
37. **Bob Hope Drive and Parkside Avenue Signal Interconnection** -- As part of the project, NBC Studios will signalize the intersection of Bob Hope Drive and Parkside Avenue. This signal installation should include interconnection of Alameda Avenue and Bob Hope Drive.

## Air Quality

38. MDSP EIR Condition of Approval #4: Using the Construction-Related Air-Quality Mitigation Monitoring form, the City shall enforce and monitor the following measures:

- Normal wetting procedures or other dust palliative measures shall be followed during earth-moving operations to minimize fugitive dust emissions in compliance with the Burbank Municipal Code and AQMD Rule 403.
- Roadways shall be periodically swept or otherwise cleared of any spilled export material to assist in minimizing fugitive dust.
- Heavy-duty construction equipment should be kept on-site when not in operation to minimize exhaust emissions associated with vehicles repetitiously entering and exiting the project site.
- Trucks importing or exporting soil material and/or debris shall be covered and/or sprinkled prior to entering public streets.
- Plant any groundcover as soon as practicable after completion of earth-moving operations to provide for effective soil stabilization.
- Activate the irrigation systems necessary to water and maintain the any groundcover as soon as feasible.
- Discontinue construction during any second stage smog alert.

39. MDSP EIR Condition of Approval #104: The City shall prepare a Construction-Related Air-Quality Mitigation Monitoring form to be completed for any development in the Media District subject to Development Review. This form would be organized so that the contractor can record compliance at the required intervals. The contractor would be required to sign this monitoring form.

40. MDSP EIR Condition of Approval #105: The City shall enforce the following construction-related measures, as well as those listed in MDSP EIR Condition of Approval #4 through the monitoring form required in MDSP EIR Condition of Approval #104.



- Water site and equipment morning and evening.
  - Spread soil binders on site, unpaved roads and parking sites.
  - Operate street-sweepers on paved roads adjacent to site.
  - Reestablish groundcover on construction site through seeding and watering.
  - Wash off trucks leaving site.
  - Properly tune and maintain construction equipment.
  - Use low-sulfur fuel for construction equipment.
  - Provide rideshare incentives for construction personnel.
  - Provide transit incentives for construction workers.
  - Configure construction parking to minimize traffic interference.
  - Minimize obstruction of through-traffic lanes.
  - Provide a flagperson to ensure safety at construction sites.
  - Schedule operations affecting roadways for off-peak traffic hours.
41. UBC requirements for energy-efficient electrical and gas appliances shall be included in all applicable project uses.
42. The applicant shall implement all rules and regulations adopted by the Governing Board of the SCAQMD which are applicable to the development of the subdivision (such as Rule 402 - Annoyance, Rule 403 - Fugitive Dust, Rule 1113 - Architectural Coatings) and which are in effect at the time of development.
43. The applicant shall implement all applicable and feasible construction measures that are identified in Tables 11-2 and 11-4 of the SCAQMD's CEQA Air Quality Handbook, or which are in effect at that time. Tables of currently

applicable measures are provided for reference in DEIR Appendix 5.4.

44. To the extent practicable, the development shall use building materials that produce fewer emissions during their stages of development or use (e.g., bricks, stones, water-based paints).
45. To the extent practicable, the development shall use light-colored roofing materials as opposed to dark roofing materials. These materials would reflect, rather than absorb, sunlight and minimize heat gains in buildings. This measure would lessen the overall demand for mechanical air conditioning systems.
46. To the extent practicable, the development shall increase roofing and wall insulation over the minimum standards currently required.
47. To the extent practicable, the development shall install special sunlight-filtering window coatings or double-paned windows, to reduce thermal gain or loss.
48. The applicant shall implement all rules and regulations adopted by the Governing Board of the SCAQMD which are applicable to the development of the subdivision (such as Rule 402 - Annoyance, Rule 1111 - NO<sub>x</sub> Emissions from Natural Gas-Fired, Fan-Type Central Furnaces, Rule 1146 - Emissions of Oxides of Nitrogen from Industrial, Institutional, and Commercial Boilers, Steam Generators, and Process Heaters) and which are in effect at the time of occupancy permit issuance.
49. The applicant shall implement all applicable and feasible operational measures that are identified in Tables 11-6 and 11-7 of the SCAQMD's CEQA Air Quality Handbook, or which are in affect at that time. Tables of currently

applicable measures are provided for reference in Appendix 5.4.

50. Development shall comply with Title 24 of the California Code of Regulations which are current at the time of development.
51. Lighting for parking areas shall utilize energy efficient light and mechanical, computerized or photo cell switching devices to reduce unnecessary energy usage.
52. On-site subterranean parking structures shall provide adequate ventilation systems to disperse pollutants and preclude the potential for a pollutant concentration to occur.
53. The developer shall provide conveniently-located recycling bins and containers on-site with adequate access for haulers. Recycling can reduce both solid waste generation and indirectly reduce energy consumption, and as a result, decrease emissions. By reducing the amount of waste sent to landfills, the emissions generated by waste haulers and the secondary project impacts associated with increases in methane gas build-up and emissions at landfill sites can be slowed.
54. The developer shall implement all mitigation measures identified in Section 5.4, Traffic and Circulation for intersection improvements that would reduce traffic congestion.
55. The developer shall implement all mitigation measures identified in Section 5.4, Traffic and Circulation for reducing vehicle trips to and from the project site.
56. Prior to issuance of grading permits, the applicant shall submit a noise control plan to the satisfaction of the

## Noise

Director of Community Development. Noise attenuating construction requirements shall be enforced by the Building Official. The noise control plan shall include, but not be limited to, the following:

- Excavation, grading, and other construction activities related to the proposed project shall be restricted to daytime hours only, in compliance with the City of Burbank Ordinance requirements, and subject to approval of the Department of Building and Safety and/or other responsible agencies.
- All construction equipment shall be stored on the project site during construction phases to eliminate or minimize daily heavy-duty truck trips on vicinity roadways.
- All construction equipment, stationary or mobile, shall be equipped with properly operating and maintained mufflers, and all engines should be kept in proper tune.

57. All construction activity on the project site shall occur during daylight hours pursuant to the Burbank Municipal Code.

58. Prior to issuance of construction permits, the project applicant is to provide advanced notice to surrounding residents that site development-related activities would take place on the site, including types of equipment uses, expected length of the construction day, and construction duration.

59. Wherever construction occurs in close proximity to the residential area along Alameda Street, Johnny Carson Park, and St. Joseph's Medical Center, implement appropriate noise reduction measures that include changing the location of stationary construction equipment, shutting off idling equipment, notifying adjacent residences in

advance of construction work, and installing temporary acoustic barriers around stationary construction noise sources.

60. Locate construction staging areas on site to maximize the distance between staging areas and occupied residences.

## Water

61. Prior to issuance of building permits, payment of the appropriate Water System fees shall be made in accordance with the Public Service Department, Water Division, Rules and Regulations adopted July 1, 1996.
62. Costs for the NBC studio project water system improvements shall be paid by the development conducted under the NBC Master Plan.
63. Pressure regulators shall be installed on all water services in accordance with the City of Burbank Rules and Regulations governing water service.
64. The developer shall construct a 12-inch diameter distribution main in Bob Hope Drive, between Alameda Avenue and Warner Boulevard; and a 16-inch main in Olive Avenue between California Street and Alameda Avenue.
65. The developer shall design and install a separate irrigation system for the use of reclaimed water, which may be available in the future. The future reclaimed water system shall follow all requirements pertaining to the installation, identification, and separation from potable water that applies to reclaimed water systems in accordance with Section 4.09 of Public Service Department - Water Division Rules and Regulations.

## Wastewater

66. The developer shall pay applicable sewer facilities charges, as established by the Public Works Department, before a permit to connect to the Burbank sewer facilities system is issued.
67. The developer shall construct a new public sewer line under Alameda Avenue from the project site, easterly to join the existing 21- inch sewer in Buena Vista Street for use solely by NBC. The potential exists for St. Joseph's Hospital to also use this line at some time in the future. In this case, the new line should be sized to accommodate additional flows and costs of the line should be shared between the hospital and NBC.
68. NBC shall pay a pro-rate share towards necessary downstream sewer line pipe improvements as outlined in the City of Burbank Wastewater Master Plan. Pipe modifications shall be large enough to accommodate existing flows, as well as flows projected for the NBC Master Plan buildout.

## Drainage

69. The developer shall acquire permits for the necessary connections and modifications to the existing storm drains from the City of Burbank Public Works Department.
70. The developer shall improve the earthen ditch at the south end of Johnny Carson Park to accommodate redirected drainage flows.
71. The developer shall file a Notice of Intent (NOI) with the Regional Water Quality Control Board, Los Angeles Region (RWQCB) which complies with the National Pollution Discharge Elimination System (NPDES) permit requirements for construction activity.



72. As part of the NOI described above, a Storm Water Pollution Prevention Plan incorporating Best Management Practices (BMP's) for storm water runoff will be developed prior to issuance of grading permits.

73. The developer will minimize the impact of construction to existing City streets.

## Electrical

74. The developer shall bear the first-cost of any electric improvements directly benefiting them, as well as a portion of the cost of more system-wide electric improvements.

75. Uninterruptable power supply equipment should be considered for critical computer and standby generator power use.

76. The developer must use the California Non-Residential Building Standard to consider and implement high-energy efficient electrical equipment and other devices for minimizing peak demand and wasteful energy consumption. The new development shall comply with the minimum power factor required by the Burbank Municipal Code. Accordingly, the new development will assist in correcting the overall power factor for both the existing facilities and new development.

77. All new development in the Media District will incorporate the energy conservation requirements of the Uniform Building Code and Burbank Municipal Code.

78. Any relocation of existing electrical/street light facilities due to conflict in construction required for the NBC studio property shall be paid for by the developer.

79. The developer must consider use of surge suppressers, filters, isolation transformers or other available practical means to preserve the quality of power of their service.

80. When implementing the Master Plan development, the developer should add new electrical loads in such a way as not to affect PSD's power quality.

81. It is expected that the electric rate revenues will recover the operating and maintenance expense of the electrical facilities serving this project. The initial cost related to the project will be paid by the developer. The ongoing costs associated with the project should not have a negative impact on electric rates.

#### **Natural Gas**

82. Uniform Building Code (UBC) requirements for energy-efficient electrical and gas appliances shall be included in all applicable project uses.

83. All new development in the Media District will incorporate the energy conservation requirements of the UBC.

#### **Schools**

84. The BUSD shall collect impacts fees as allowed by state law as building permits are issued for new structures allowed under the Master Plan .

## 9.0 ORGANIZATIONS AND PERSONS CONSULTED

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The following persons were involved in the preparation of this environmental impact report:

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The following individuals and agencies were interviewed by Impact Sciences, Inc. staff for information during the preparation of this report:

- City of Burbank

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P.G. (Paul) Thyamagondalu, Supervising Sanitary Engineer  
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## 10.0 REFERENCES

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## **APPENDIX A**

### **Initial Study**

CALIFORNIA ENVIRONMENTAL QUALITY ACT

INITIAL STUDY

[As required by Section 15080(f) of the Public Resources Code]

To be completed by the lead agency

I. BACKGROUND

1. Name of Applicant The National Broadcasting Company
2. Address and Phone Number of Applicant  
3000 West Alameda Street  
(818) 840-4343
3. Project Address 3000 West Alameda Street  
Burbank, California 91523
4. Date of Checklist Submitted \_\_\_\_\_
5. Agency Requiring Checklist City of Burbank
6. Name of Proposal, if applicable NBC Master Plan
7. Project Description Master Plan for the NBC Studios located in Burbank. The proposed Master Plan project would allow development of new studio facilities on the site of the existing NBC Studios. The Illustrative Concept plan includes four new media office buildings, six new sound stages, and three new parking structures.

II. ENVIRONMENTAL IMPACTS

(Explanations of all "yes" and "maybe" answers are required on attached sheets)

	YES	MAYBE	NO
1. <u>Earth.</u> Will the proposal result in:			
a. Development of a site that evidence indicates has unstable geologic or soil conditions?	_____	<u>X</u>	_____
b. Unstable soil conditions or in changes in geologic substructures?	_____	<u>X</u>	_____
c. Disruptions, displacements, compaction or overcovering of the soil?	<u>X</u>	_____	_____
d. Change in topography or ground surface relief features?	_____	_____	<u>X</u>
e. The destruction, covering or modification of any unique geologic or physical features?	_____	_____	<u>X</u>
f. Any increase in wind or water erosion of soils, either on or off the site?	_____	_____	<u>X</u>

	<u>YES</u>	<u>MAYBE</u>	<u>NO</u>
1. <u>Earth</u> (cont.)			
g. Changes in siltation, deposition or erosion which may modify the channel of a river, stream, wash or other natural drainage course or the bed of a body of water?	_____	_____	<u>X</u>
h. Exposure of people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure or similar hazards?	<u>X</u>	_____	_____
i. Proposed or probable grading, excavation or fill-in areas designated by the California State Mining and Geology Board as containing designated mineral deposits of statewide or regional significance?	_____	_____	<u>X</u>
j. Proposed or probable grading, excavation or fill-in areas classified MRZ-2 or MRZ-3 by the California State Mining and Geology Board?	_____	_____	<u>X</u>
2. <u>Air</u> .			
a. Exposure of residential or institutional project occupants to carbon monoxide concentrations, vehicle emissions or hazardous substances, in excess of any state or federal ambient air quality standards?	_____	<u>X</u>	_____
b. Substantial emissions in an area where state or federal ambient air quality standards have been greatly or frequently exceeded?	_____	<u>X</u>	_____
c. The creation of objectionable odors or discharge of smoke, dust or chemicals?	_____	<u>X</u>	_____
d. Alteration of air movement, moisture or temperature, or any change in climate, either locally or regionally?	_____	<u>X</u>	_____
3. <u>Water</u> . Will the proposal result in:			
a. Changes in absorption rates, drainage patterns, or the rate and amount of surface water runoff?	<u>X</u>	_____	_____
b. Alterations to the course and flow of flood waters or flood control channels?	_____	_____	<u>X</u>
c. Changes in currents or the course of direction of water movements?	_____	_____	<u>X</u>
d. Change in the amount of surface water in any water body?	_____	_____	<u>X</u>
e. Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity?	_____	_____	<u>X</u>

	YES	MAYBE	NO
3. <u>Water</u> (cont.)			
f. Alteration of the direction or rate of flow of ground waters?	_____	_____	<u>X</u>
g. Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations?	_____	_____	<u>X</u>
h. Potential degradation of subsurface water quality or quantity?	_____	_____	<u>X</u>
i. Substantial reduction in the amount of water otherwise available for public water supplies?	_____	_____	<u>X</u>
j. Exposure of people or property to flood related hazards?	_____	_____	<u>X</u>
4. <u>Plant Life</u> . Will the proposal result in:			
a. Alteration or elimination of the habitat utilized by a threatened, rare or endangered plant species, as identified by the U.S. Fish Wildlife Service or the California Department of Fish and Game?	_____	_____	<u>X</u>
b. Effects on a sensitive habitat including but not limited to streamside (riparian) vegetation, oak woodlands, wetlands or coastal chaparral?	_____	_____	<u>X</u>
c. Effects on distinctive stands of mature trees?	_____	_____	<u>X</u>
d. Creation of a barrier to dispersion of a plant species, or to the normal replenishment of existing species?	_____	_____	<u>X</u>
e. Change or diminution in the diversity of species or number of any species of plants (including trees, shrubs, grass, crops, microflora and aquatic plant life)?	_____	_____	<u>X</u>
f. Introduction of a non-native species of plant into a natural area?	_____	_____	<u>X</u>
5. <u>Animal Life</u> . Will the proposal result in:			
a. Alteration in or elimination of the habitat utilized by a threatened, rare or endangered animal species, as identified by the California Department of Fish and Game, the U.S. Fish and Wildlife Service or other responsible organizations (including birds, land animals, reptiles, shellfish, amphibians, benthic organisms, insects, or microfauna)?	_____	_____	<u>X</u>

	<u>YES</u>	<u>MAYBE</u>	<u>NO</u>
5. <u>Animal Life</u> (cont.)			
b. Alteration or elimination of the habitat utilized by a unique, sensitive or fully protected species as identified by the California Department of Fish and Game or other responsible organizations?	_____	_____	<u>X</u>
c. Creation of a barrier to migration movement or dispersion of an animal species?	_____	_____	<u>X</u>
d. Change or reduction in the diversity of an animal species or number of any species of animals?	_____	_____	<u>X</u>
e. Introduction of a new species of animal(s) into an area?	_____	_____	<u>X</u>
f. Deterioration of an existing fish or wildlife habitat?	_____	_____	<u>X</u>
6. <u>Noise</u> . Will the proposal result in:			
a. Current or future noise levels that will exceed standards specified in the City's Noise Element of the General Plan or in the BMC?	_____	<u>X</u>	_____
b. Generation of noise incompatible with nearby land uses according to the City's General Plan Noise Element, the BMC or within the 65 CNEL/Aviation easement area of the Burbank/Glendale/Pasadena Airport?	_____	<u>X</u>	_____
c. Incompatibility with noise levels established for the Burbank/Glendale/Pasadena Airport?	_____	_____	<u>X</u>
d. Increases in short-term or long-term existing noise levels?	<u>X</u>	_____	_____
7. <u>Light and Glare</u> . Will the proposal result in:			
a. New light or glare?	<u>X</u>	_____	_____
b. Reduced access to sunlight by adjacent properties due to shade and shadow?	_____	<u>X</u>	_____
c. Generation of light and glare incompatible with nearby land uses?	_____	_____	<u>X</u>
d. Current or future light and glare levels from an external source that exceed standards recommended in the IES lighting handbook?	_____	_____	<u>X</u>
8. <u>Land Use</u> . Will the proposal result in:			
a. Inconsistency with adopted goals or land use designations as defined in the City's General Plan or zoning code?	_____	_____	<u>X</u>

	YES	MAYBE	NO
8. <u>Land Use</u> (cont.)			
b. Inconsistency or non-conformity with adopted regional plans (regional significance)?		X	
1) More than 60,000 sf of retail space?			X
2) A retail development covering six acres or more?			X
3) A manufacturing project covering 15 or more acres?			X
4) An industrial park covering 20 or more acres?			X
5) An industrial administration or warehouse facility covering 20 or more acres?			X
6) A research and development facility of 40 or more acres?			X
7) An office building of 100,000 sf or more?	X		
8) A government building of 30,000 sf or more?			X
9) A hotel or motel of 200 or more units?			X
10) A full service restaurant with 700 or more seats?			X
11) A fast food restaurant with 40 or more employees?			X
12) A drive-in restaurant of 4,000 or more sf?			X
13) A 900, or more, seat theater?			X
14) A facility attracting or generating 2,000 vehicle trips/day (round trips)?		X	
c. Disruption or division of the physical arrangement of a community?			X
d. Demolition or relocation of one or more structures on the project site?	X		
e. Reduced public access to parks and other public facilities?			X
9. <u>Natural Resources</u> . Will the proposal result in:			
a. Increase in the rate of use of any natural resources?	X		
b. Substantial depletion or the prevention of potential use of any nonrenewable natural resource?			X



	<u>YES</u>	<u>MAYBE</u>	<u>NO</u>
10. <u>Risk of Upset.</u> Will the proposal result in:			
a. A risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions?	_____	_____	_____X_____
b. Possible interference with an emergency response plan or an emergency evacuation plan?	_____	_____	_____X_____
11. <u>Population.</u> Will the proposal alter the location, distribution, density or growth rate of the human population of an area?	_____	_____X_____	_____
12. <u>Housing.</u> Will the proposal:			
a. Affect existing housing, or create a demand for additional housing?	_____	_____X_____	_____
b. Impact the available rental and/or affordable housing in the City?	_____	_____	_____X_____
13. <u>Transportation/Circulation.</u> Will the proposal result in:			
a. Generation of additional vehicular movement?	_____X_____	_____	_____
b. Effects on existing parking facilities or demand for new parking?	_____X_____	_____	_____
c. Impact upon existing transportation systems?	_____X_____	_____	_____
d. Alterations to present patterns of circulation or movement of people and/or goods?	_____	_____X_____	_____
e. Alterations to waterborne, rail or air traffic?	_____	_____	_____X_____
f. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians?	_____	_____X_____	_____
g. Effects on existing streets or the demand for additional street improvements?	_____X_____	_____	_____
14. <u>Public Services.</u> Will the proposal have an effect upon, or result in a need for, new or expanded governmental services in any of the following areas:			
a. Fire protection?	_____X_____	_____	_____
b. Police Protection?	_____X_____	_____	_____
c. Schools?	_____X_____	_____	_____
d. Parks or other recreational facilities?	_____X_____	_____	_____

	YES	MAYBE	NO
14. <u>Public Services</u> (cont.)			
e. Maintenance of public facilities, including roads?	_____	_____	<u>X</u>
f. Other governmental services?	_____	_____	<u>X</u>
15. <u>Energy</u> . Will the proposal result in:			
a. Use of substantial or excessive amounts of fuel or energy as compared with the typical use by similar types of projects?	_____	_____	<u>X</u>
b. Substantial increase in demand upon existing sources of energy, or require the development of new sources of energy?	_____	_____	<u>X</u>
c. Significant interference with natural heating and cooling opportunities (passive energy conservation measures) either on or off the site?	_____	_____	<u>X</u>
16. <u>Utilities</u> . Will the proposal result in a need for new systems or substantial alterations to the following utilities:			
a. Power or natural gas?	<u>X</u>	_____	_____
b. Communications systems?	_____	_____	<u>X</u>
c. Water?	<u>X</u>	_____	_____
d. Sewer treatment facilities or septic tanks?	<u>X</u>	_____	_____
e. Storm water drainage?	<u>X</u>	_____	_____
f. Solid waste and disposal?	_____	_____	<u>X</u>
17. <u>Human Health</u> . Will the proposal result in:			
a. Creation of any health hazard or potential health hazard (excluding mental health)?	_____	<u>X</u>	_____
b. Exposure of people to potential health hazards?	_____	<u>X</u>	_____
c. Generation of waste material that requires special handling?	_____	<u>X</u>	_____
d. Exposure of people and property to high fire risk?	_____	_____	<u>X</u>
18. <u>Aesthetics</u> . Will the proposal result in:			
a. The obstruction of any scenic vista or view open to the public?	_____	_____	<u>X</u>
b. The creation of an aesthetically offensive site open to public view?	_____	_____	<u>X</u>
c. Incompatibility with surrounding development because of project bulk, scale or massing?	_____	<u>X</u>	_____

	<u>YES</u>	<u>MAYBE</u>	<u>NO</u>
19. <u>Recreation.</u> Will the proposal result in an impact upon the quality or quantity of existing recreational and/or valuable open space opportunities?	_____	_____	<u>X</u>
20. <u>Cultural Resources.</u> Will the proposal result in:			
a. Alteration or destruction of a paleontological or prehistoric or historic archaeological site?	_____	_____	<u>X</u>
b. Alteration or adverse physical or aesthetic effects (demolition could be considered an adverse physical effect) to a historically or architecturally significant prehistoric or historic building structure or object--including but not limited to properties listed:			
1) in the National Register of Historical Places,	_____	_____	<u>X</u>
2) as a California State Landmark,	_____	_____	<u>X</u>
3) as a California Point of Historical Interest,	_____	_____	<u>X</u>
4) in surveys located in the files of the State Office of Historic Preservation or in surveys located in the files of the City of Burbank Planning Division?	_____	_____	<u>X</u>
c. Physical changes which would affect unique ethnic cultural values?	_____	_____	<u>X</u>
d. Restriction of existing religious or sacred uses within the project vicinity?	_____	_____	<u>X</u>
21. <u>Cumulative Effect.</u> Are there special circumstances associated with the project such that when added to past, present or future projects in the area, the addition of this project would result in a significant cumulative impact for the vicinity?	_____	<u>X</u>	_____
22. <u>Mandatory Findings of Significance.</u>			
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	_____	<u>X</u>	_____

YES MAYBE NO

22. Mandatory Findings of Significance.

- b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period time while long-term impacts will endure well into the future.) \_\_\_\_\_ X
- c. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.) \_\_\_\_\_ X
- d. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? \_\_\_\_\_ X

III. DISCUSSION OF ENVIRONMENTAL EVALUATION

See attached.

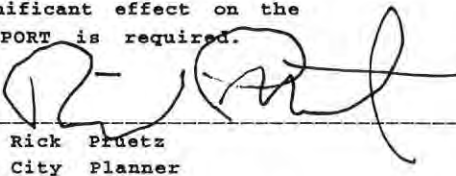
IV. DETERMINATION (to be completed by the Lead Agency)

On the basis of this initial evaluation:

- \_\_\_ I find that the proposed project DOES NOT have any significant impacts that have not been addressed in a previous Environmental Impact Report.
- \_\_\_ I find the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- \_\_\_ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on the attached sheet have been added to the project. A NEGATIVE DECLARATION WILL BE PREPARED.
- X I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

Date:

8/15/96

  
Rick Pruetz  
City Planner

For: City of Burbank